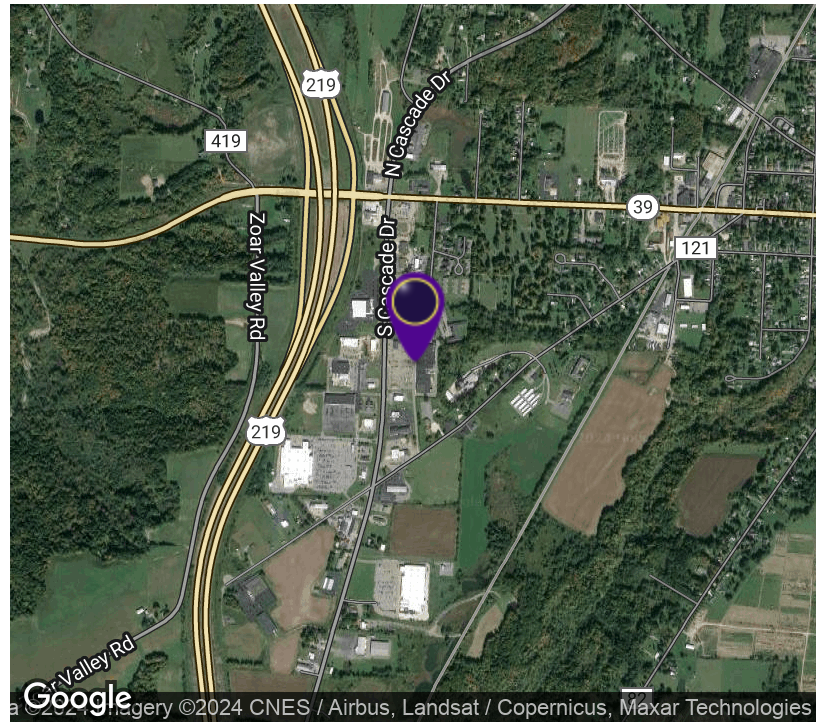


Pizza Hut Outparcel

252 S. Cascade Drive, Springville, NY 14141



OFFERING SUMMARY

Available SF: 2,135 SF

Lease Rate: Negotiable

Zoning: Commercial

PROPERTY OVERVIEW

Outparcel to the Tops Friendly Market Plaza in Springville. Current tenants in the plaza include Tops Market, Nail Salon, Respiratory Services and Supplies, Subway, House of Television, Salvation Army and Monroe Muffler. there is population of 66,671 people with an average household income of \$45,682 within 10 miles of the shopping center. Other retail stores located nearby include Lowe's, Wal-Mart, Aldi Foods, Tim Horton's, Dunkin' Donuts, KFC/Taco Bell, Tractor Supply Company, Dollar Tree and Maurices. Additional Spaces available for lease in the Plaza call for details.

LOCATION OVERVIEW

Springville Plaza is located in Springville, NY and is ideally positioned on South Cascade Street at the (Route 219) Expressway and Springville on/off Ramps.

PROPERTY HIGHLIGHTS

- Across from Aldi Foods and Walmart
- Excellent Location
- Great Visibility
- High Traffic Count



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ADDITIONAL PHOTOS

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Site Plan
1"=100'

TOPS MARKETS PLAZA

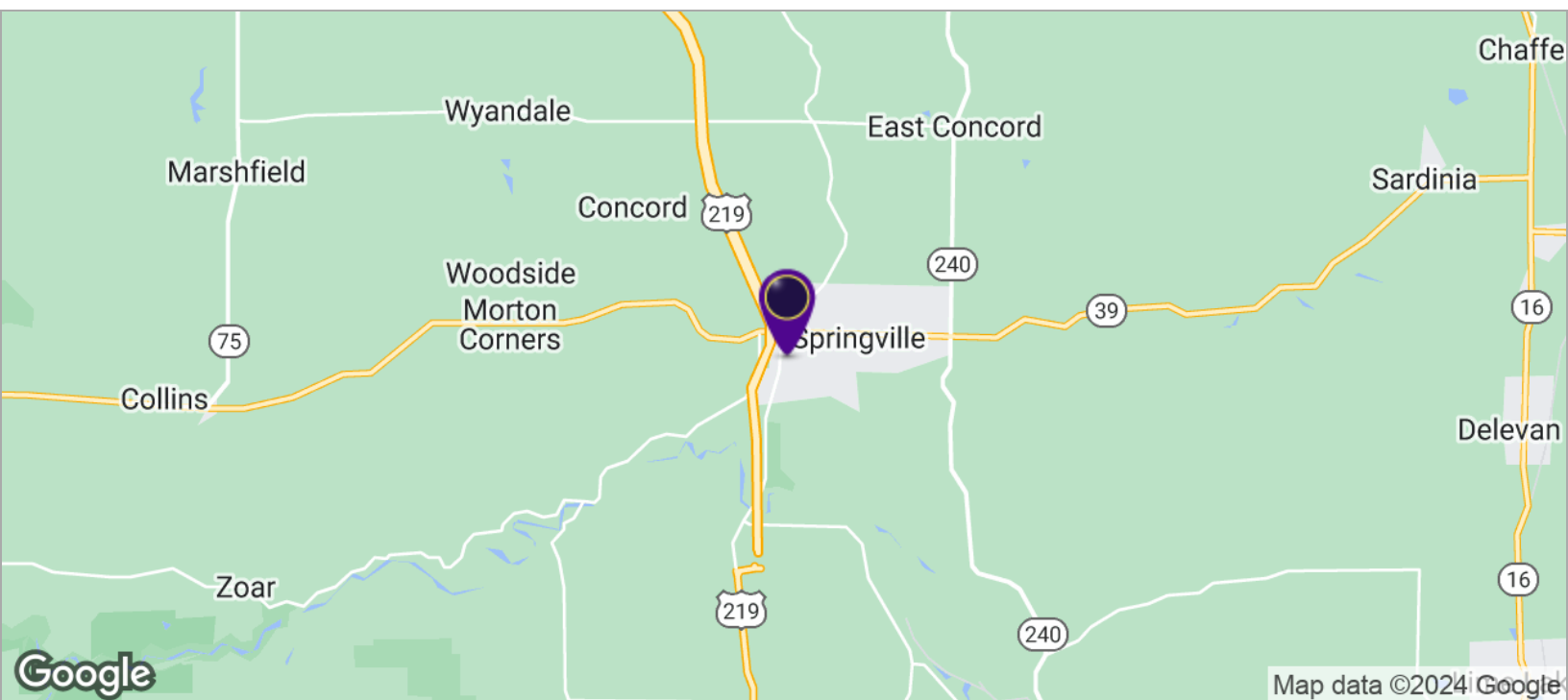
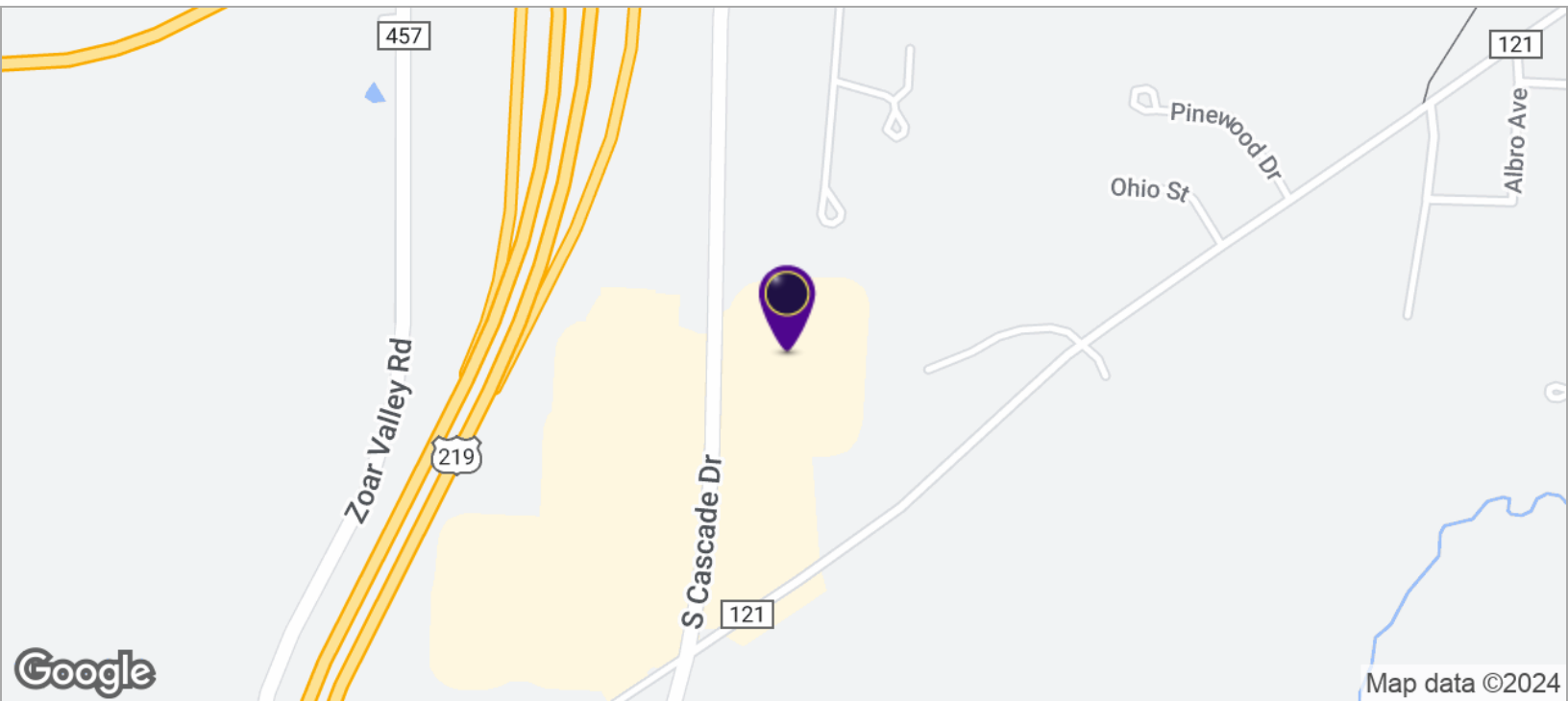
252 South Cascade Drive • Springville, NY 14141

Tenant Key

1. Mono Muffler.....4,390 S.F.	5. Medical Supply.....4,200 S.F.
2. Tops Markets.....42,000 S.F.	6. Harbor Freight Tools...15,255 S.F.
3. Avail ble.....8,550 S.F.	7. T.J. Maxx.....21,567 S.F.
4. Subway.....1,616 S.F.	8. Available.....2,800 S.F.

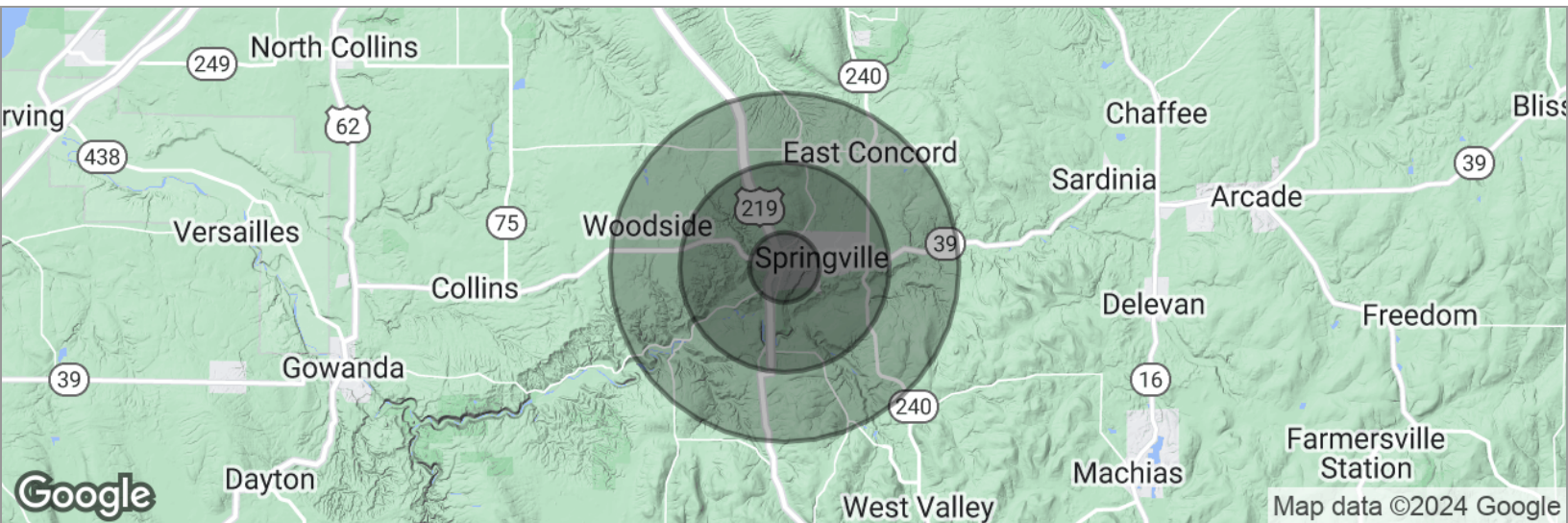
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	2,234	6,710	9,599
Median age	41.8	42.0	42.2
Median age (Male)	32.2	33.9	36.0
Median age (Female)	48.3	47.4	46.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	958	2,847	4,009
# of persons per HH	2.3	2.4	2.4
Average HH income	\$51,453	\$52,662	\$54,239
Average house value	\$134,580	\$133,595	\$131,173

** Demographic data derived from 2020 ACS - US Census*



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