

Retail Space for Sublease

Former JC Penney

D&F Plaza - 1170 Central Ave
Dunkirk, NY 14048

Site Information

- Former JCPenney—18,381 sf
- Site is well positioned in the Center with raised façade and pylon signage available. It is highly visible to NY State I-90 and has abundant parking.
- Shopping Center co-tenants include; Big Lots, Ollie’s Bargain Outlet, Dunn Tire, Maurice Stores, Dollar General, Chautauqua Fitness, and more.
- Located in Chautauqua County, the area is a tourist destination with vineyards, antique shops, and world renowned walleye fishing on Lake Erie.
- The Site is close to residential neighborhoods and SUNY Fredonia with over 4,500 students and staff.
- Dunkirk / Fredonia services a large geographic trade area. The closest major shopping areas are 28 miles south to Jamestown NY and 38 miles north to McKinley Mall, Hamburg NY.
- Area employers include SUNY Fredonia with 930 employees, Fieldbrook Foods - 503 employees and Brooks Memorial Hospital among others. Athenex, a global pharmaceutical company is building a 300,000 sf plant in 2018 and expects to employ 300 people.
- Asking Rent: \$8.00 psf Net
Net Charges: \$2.19 +/- psf
2016 Actuals—includes Real Estate Taxes, CAM & Insurance
- Sublease through January 31,2020 - additional term or direct Lease available from Landlord.



Demographics *

	<u>7 Mile</u>	<u>10 Mile</u>	<u>15 Mile</u>
Population	30,577	38,249	49,479
Ave. HH Income	\$62,307	\$61,865	\$62,430

* Sites USA 2018 Estimates

Traffic Counts *

Central Ave. at Millard Fillmore Dr.	9,513 AADT
Millard Fillmore Dr.	10,062 AADT
Vineyard Dr. East of Site	12,659 AADT

* NYSDOT 2015 published data

For more information please contact

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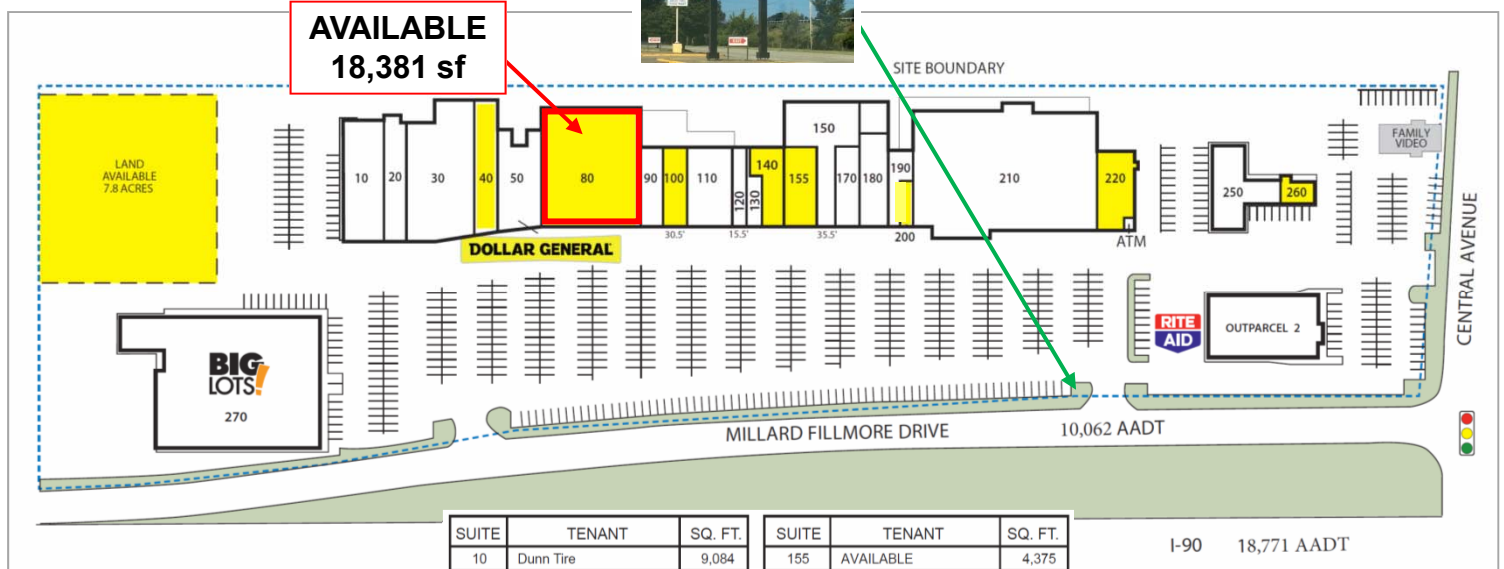
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Imagine The Possibilities



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SUITE	TENANT	SQ. FT.	SUITE	TENANT	SQ. FT.
10	Dunn Tire	9,084	155	AVAILABLE	4,375
20	Rent-A-Center	4,836	170	Respiratory Services	3,200
30	Chataqua Fitness	13,655	180	Blasdel Pizza	2,801
40	AVAILABLE	5,200	190	Gamerz Haven	2,438
50	Dollar General	6,340	200	AVAILABLE	896
80	AVAILABLE	18,750	210	Ollie's Bargain Outlet	37,014
90	Omalias Liquors	3,000	220	AVAILABLE	4,660
100	AVAILABLE	3,000	250	China King	5,635
110	Maurices	6,000	260	AVAILABLE	1,375
120	Wireless Collection	1,500	270	Big Lots	34,000
130	Curves	1,500	Outparcel		
140	AVAILABLE	3,350	2	Rite Aid	10,808
150	NAPA Auto Parts	8,050	TOTAL SQ. FT.		191,607

= Available

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