

FOR SUBLEASE

Former Gander Outdoors

Youngman Plaza - 880 Young Street
City of Tonawanda (Buffalo), NY 14150



Site Information

- 70,662 sf building in grocery anchored center.
- Building and pylon visible to NYS I-290 expressway.
- Ceiling height : 16' - 17' clear.
- 32' column spacing.
- 2 grade level overhead doors and 1 dock door
- Zoning:
 - City of Tonawanda - M1 – Manufacturing
 - Town of Tonawanda - P-S Performance Standards Use District
- Traffic Signal access with huge parking field.
- Area Co-Tenants include Tops Markets, United Auto Supply, Big Lots, Family Dollar, with McDonald's, Texas Roadhouse, Wendy's and Crunch Fitness.
- Site services a large trade area and is 20 minutes to Canada.
- Rent: \$6.00 per sf Net
Net Charges: \$3.10 +/- per sf
2021 Estimated Recoveries - CAM, Real Estate Taxes, & Insurance

Sublease thru 4-1-2028

For more information please contact

Penny D. Cipolla

NY State Licensed Real Estate Broker #10491206067
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All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, change of price, rental or other conditions, prior sale, leases or financing or withdrawal without notice.

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Demographics *

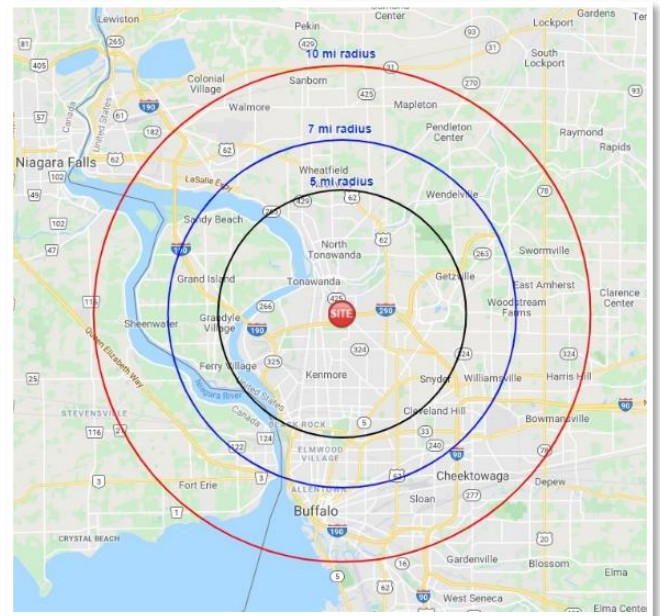
	5 Miles	7 Miles	10 Miles
Population	260,726	446,428	619,489
Ave. HH Income	\$73,974	\$74,698	\$74,999

* Sites USA 2020 Estimates

Traffic Counts *

Twin City Highway in front of Site	26,173 AADT
Youngmann Expressway I-290	89,556 AADT

* NYS DOT 2019 published data



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Member: **SITE SOURCE**
RETAIL BROKER NETWORK

Member of
International
Council of
Shopping Centers

**EQUAL HOUSING
OPPORTUNITY**

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