

FOR LEASE

4406 Routes 5 & 20 Canandaigua, New York



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PROPERTY HIGHLIGHTS

Neighborhood shopping center situated on busy retail corridor.
High traffic and visibility. Co-tenancy with Big Lots and shadow
anchored by Raymour & Flanigan. Pad site available.

KEY TENANTS

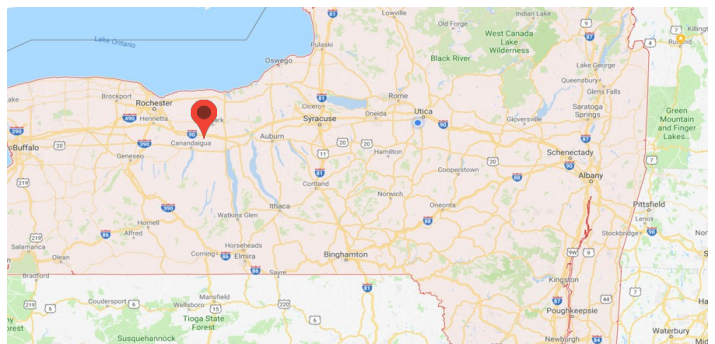
- ☐ Big Lots
- ☐ Raymour & Flanigan



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5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13212

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Demographics	3 Miles	5 miles	10 Miles
Population	15,944	23,219	61,496
Households	6,973	9,873	24,205
Avg. HH Income	\$71,400	\$74,617	\$76,567
Daytime Population	21,337	27,744	58,068



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Address:	4406 Routes 5 &20	Cross Street:	E. Lake Road
City:	Canandaigua	Roof Type:	Flat/EPDM
State:	New York	Zoning:	Retail
Zip:	14424	Total Assessment:	\$ 2,200,000.00
County:	Ontario	RE Taxes/CAM:	\$4.00
Tax ID:	84.000-1-26.120	CAM:	See Above
Lease Type:	NNN	Space is Currently:	Vacant
Lease Price:	\$ 10.00 SF	No. of Floors:	1
Sale Price:	N/A	Bldg. Total SF:	51,965 +/-
Year Built:	1960	Available SF:	3,000-10,000 +/-
Parking Spaces:	TBD	Retail:	3,000-10,000 +/-
Land Size/Dimensions:	9.3 Acres	Office:	N/A
Electricity/Amps:	TBD	Warehouse:	N/A
Gas Type:	Natural Gas	Other:	N/A
HVAC:	Yes	Loading Facilities:	Yes
Elevator:	N/A	Ceiling Height:	N/A
Sprinkler:	Yes	Traffic Count:	27,242
Water:	Public	Sewer:	Public



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