



PAVIA REAL ESTATE SERVICES

Commercial Real Estate Sales – Leasing – Consulting – Development - Management

FOR LEASE

4406 Routes 5 & 20, Canadaigua, New York



▪ PROPERTY HIGHLIGHTS ▪

Neighborhood Shopping Center situated on busy retail corridor. High traffic and visibility. Co-tenancy with Big Lots and Raymour & Flanigan. Pad site available.

▪ KEY TENANTS ▪

- Big Lots
- Raymour & Flanigan

SHADOW TENANTS

- Aldi
- Taco Bell

Contact: **Dominic Pavia, Broker**
315.736.1555 Ext. 300
dpavia@paviarealestate.com

Pavia Real Estate Services | 5 Oxford Road | New Hartford, NY 13413 | www.paviarealestate.com

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 submitted subject to errors, change of price, rental or conditions prior sale, lease or financing or withdrawal without notice



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| | | | |
|------------------------------|-------------------|----------------------------|------------------|
| Address: | 4406 Routes 5 &20 | Cross Street: | E. Lake Road |
| City: | Canadaigua | Roof Type: | Flat/EPDM |
| State: | New York | Zoning: | Retail |
| Zip: | 14424 | Total Assessment: | \$ 2,200,000.00 |
| County: | Oneida | RE Taxes: | TBD |
| Tax ID: | 84.000-1-26.120 | CAM: | TBD |
| Lease Type: | NNN | Space is Currently: | Vacant |
| Lease Price: | \$ 10.00 | 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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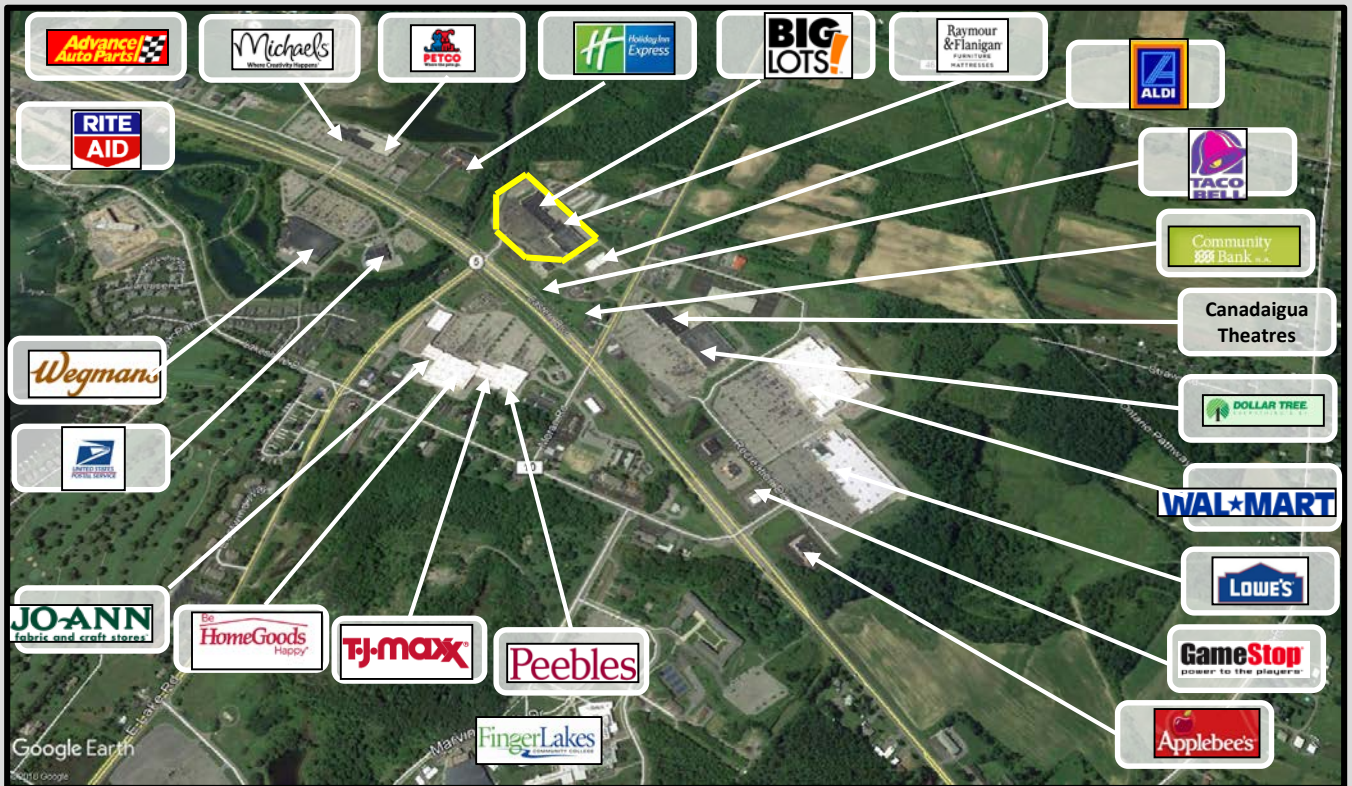


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| Demographics | 3 Mile | 5 Mile | 10 Mile |
|--------------------|----------|----------|----------|
| Population | 15,944 | 23,219 | 61,496 |
| Households | 6,973 | 9,873 | 24,205 |
| Average HH Income | \$71,400 | \$74,617 | \$76,567 |
| Daytime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

Location Map



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