

# FOR SALE OR LEASE

Former Rex Building

10294 Route 60  
Fredonia, NY



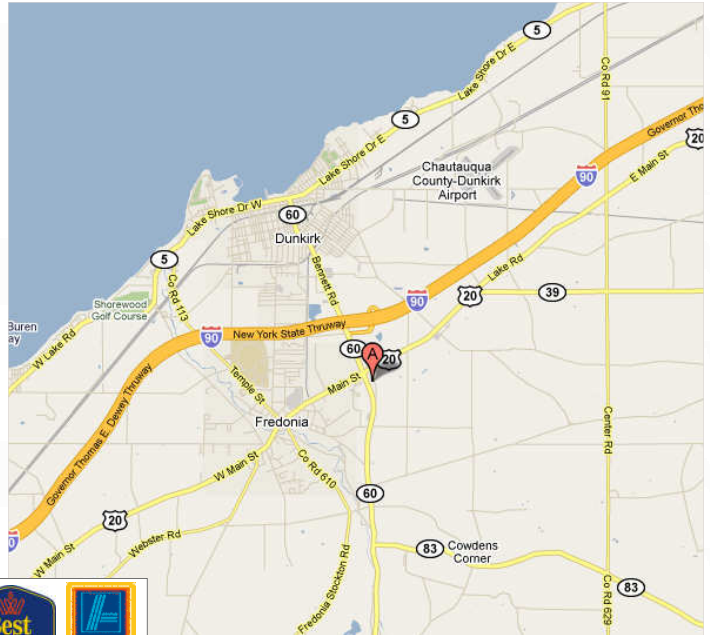
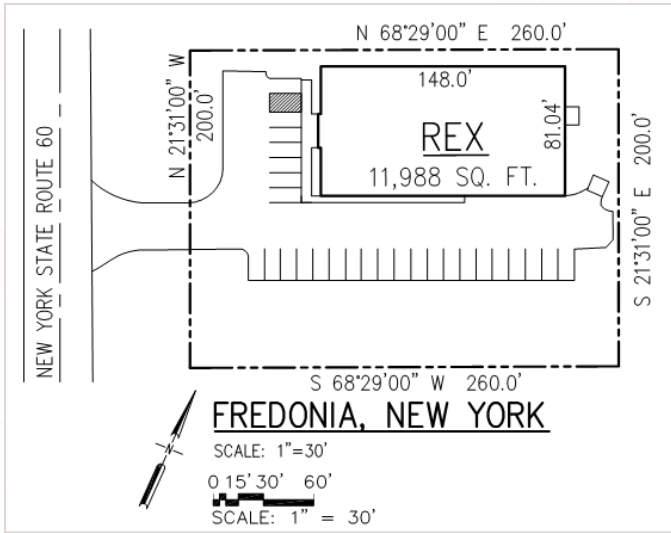
**Property Information:**

- Stand-alone building
- 27 car parks
- 200' x 260' site
- 148' x 81' building
- Large retail floor space with warehouse
- Rear 10' x 10' overhead door
- Security system

**Location Information:**

- Located on the main retail corridor
- Less than one mile to Interstate 90
- Less than two miles to downtown Fredonia
- High traffic corridor with the average daily traffic on Route 60 of 12,109

DEMOGRAPHICS			
	1 mi	3 mi	5 mi
<b>Population</b>	1,617	22,486	29,215
<b>Households</b>	754	8,769	11,422
<b>Average HH Income</b>	\$59,910	\$54,172	\$54,215



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