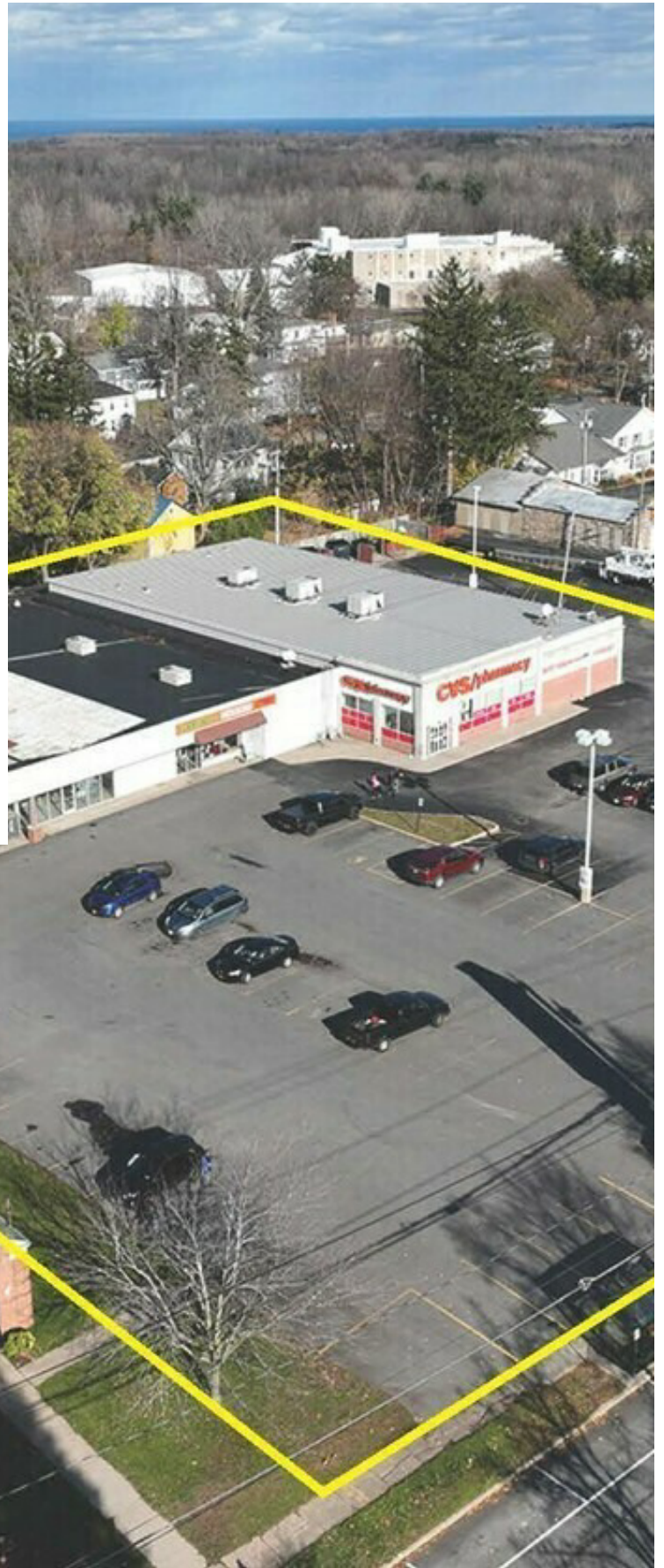


RETAIL PROPERTY FOR LEASE

Inline Space CVS Anchored Plaza Sodus NY

34 West Main Street,
Sodus, NY 14551

OFFERING MEMORANDUM



STEPH JACOBSON

Commercial Real Estate Salesperson
607.857.3864
sjacobson@yaman.com





TABLE OF CONTENTS

Retail Property For Lease

TABLE OF CONTENTS

PROPERTY SUMMARY	3
PROPERTY DESCRIPTION	4
ADDITIONAL PHOTOS	5
SITE PLANS	6
DEMOGRAPHICS MAP & REPORT	7

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Yaman Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Yaman Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Yaman Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Yaman Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Yaman Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Yaman Commercial in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY SUMMARY

Retail Property For Lease



PROPERTY HIGHLIGHTS

- ±5,400 SF inline space in CVS-anchored neighborhood center on W Main Street, the primary commercial corridor serving the Village of Sodus and surrounding rural trade area. loopnet+1
- Landlord will deliver a vanilla shell: roof and HVAC brought to current standard, all life-safety to code, and two single-user ADA-compliant restrooms in place at lease commencement.
- Highly flexible open floor plan suitable for a wide range of traditional and non-traditional tenants, including fitness/recreation, worship/community uses, discount or resale retail, medical/nonprofit program space, and specialty destination concepts (subject to zoning).
- Competitive rental structure: 10–12 per SF per year including NNNs, with tenant responsible only for separately metered utilities, offering a low all-in occupancy cost for a single large space. eforms
- Strong visibility and everyday traffic generated by long-established CVS Pharmacy plus nearby neighborhood retail, services, and restaurants within walking and short driving distance
- Ample on-site surface parking with convenient storefront access, suitable for peak-time surges typical of worship, gym, and community/event uses.
- Space is currently planned for a single tenant but can be demised, offering potential configurations for two complementary users

OFFERING SUMMARY

Lease Rate:	\$10 SF/yr (MG)
Number of Units:	1
Available SF:	5,219 SF
Lot Size:	1.98 Acres
Building Size:	26,439 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	231	800	1,057
Total Population	471	1,633	2,165
Average HH Income	\$64,248	\$64,264	\$65,998

VIRGINIA SQUIRE, CCIM

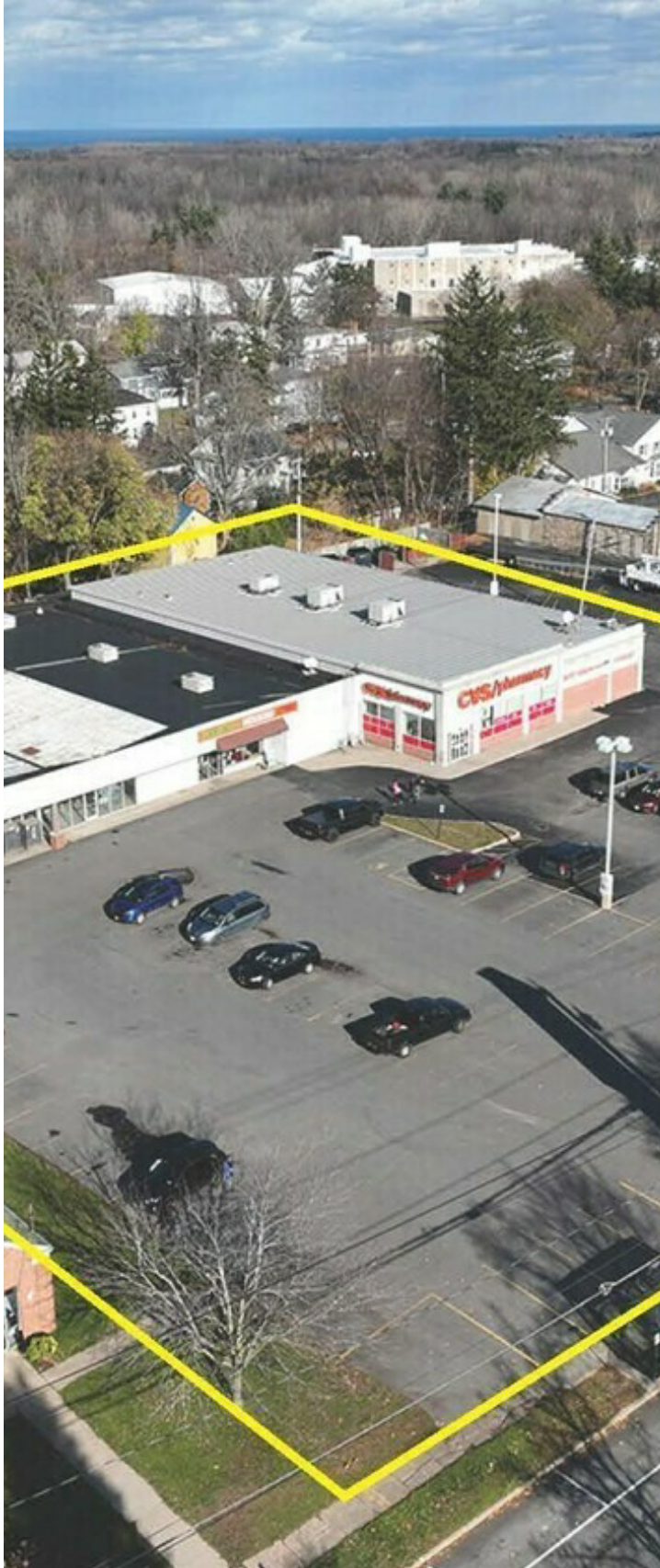
Managing Broker
 585.455.3352
 gsquire@yaman.com





PROPERTY DESCRIPTION

Retail Property For Lease



PROPERTY DESCRIPTION

Discover an exceptional commercial opportunity in the heart of Sodus, New York. This multi-tenant center offers a vibrant setting anchored by long-standing national brands, ensuring steady foot traffic and visibility. With immediate availability and flexible space options, the property presents an ideal canvas for businesses seeking growth in a thriving community.

The location reflects pride of ownership and recent updates, creating a welcoming environment for tenants and customers alike. Positioned along the town's main commercial corridor, it benefits from strong neighboring businesses and a loyal customer base. Whether you're expanding, relocating, or launching a new venture, this property offers the perfect blend of convenience, stability, and potential.

LOCATION DESCRIPTION

Located in the heart of Sodus along the town's main commercial corridor, this multi-tenant center offers visibility, steady foot traffic, and flexible space options anchored by long-standing national brands.

PARKING DESCRIPTION

Recent renovations (parking lot and roof in 2022) reflect pride of ownership and a modern, well-maintained environment.

VIRGINIA SQUIRE, CCIM

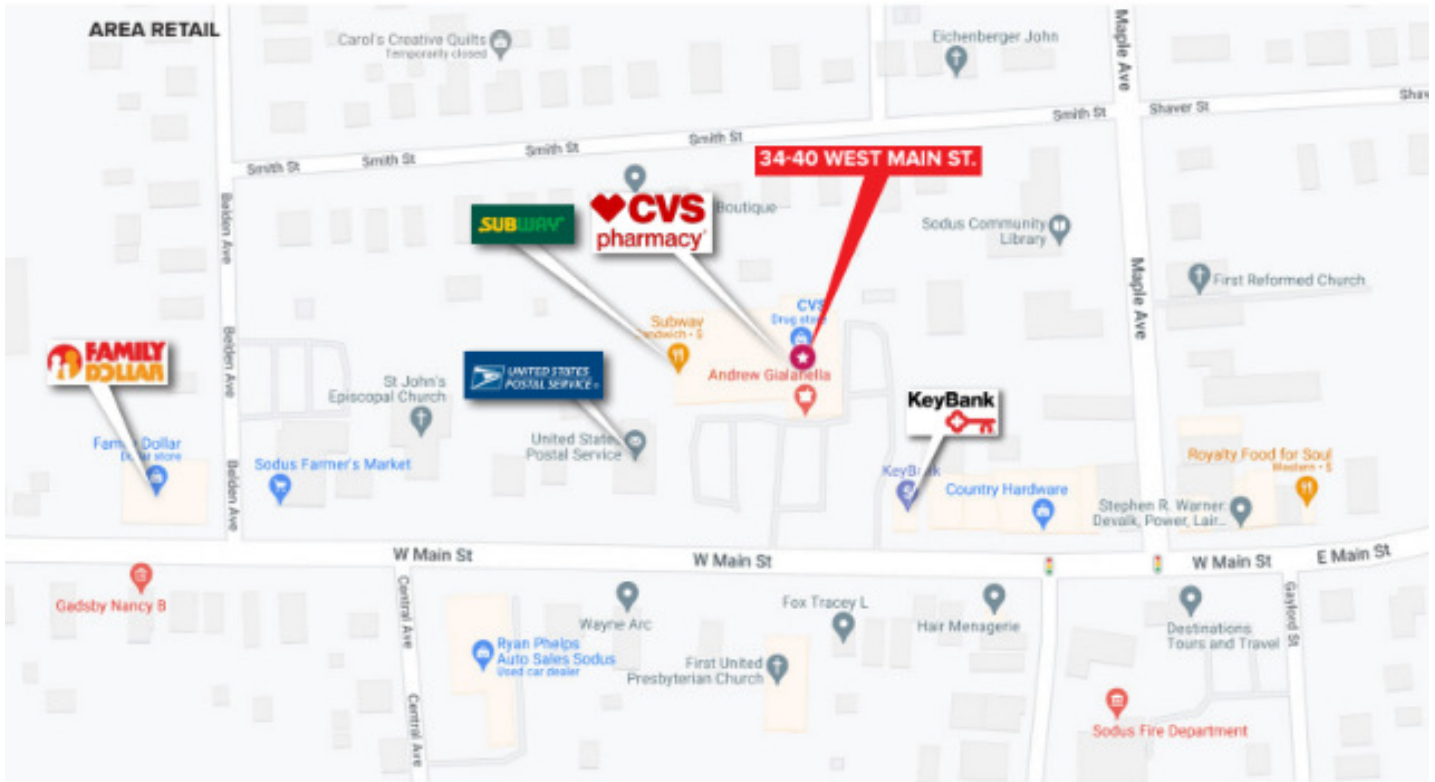
Managing Broker
585.455.3352
gsquire@yaman.com





ADDITIONAL PHOTOS

Retail Property For Lease



VIRGINIA SQUIRE, CCIM

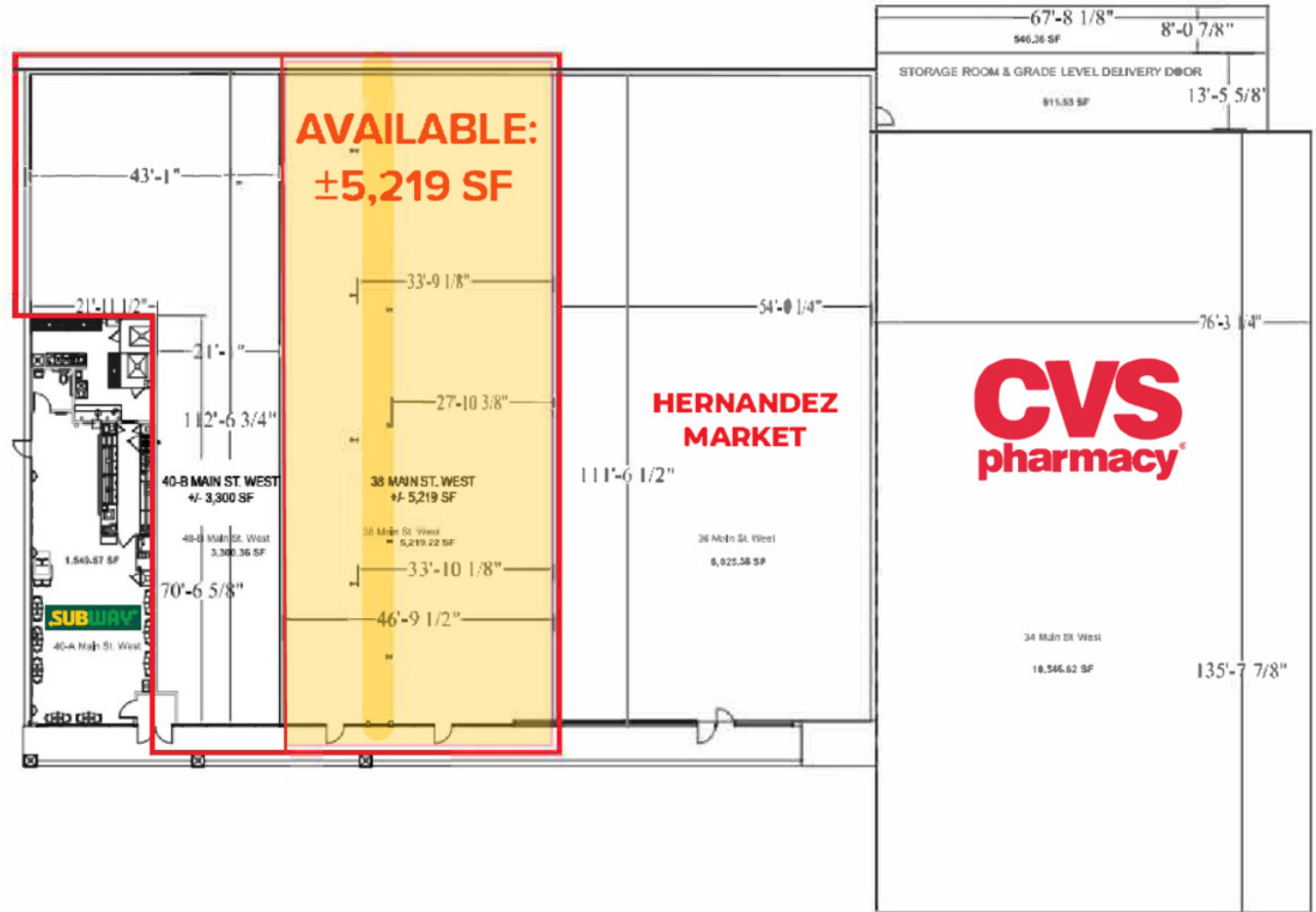
Managing Broker
585.455.3352
gsquire@yaman.com



SITE PLANS

Retail Property For Lease

FLOOR PLAN



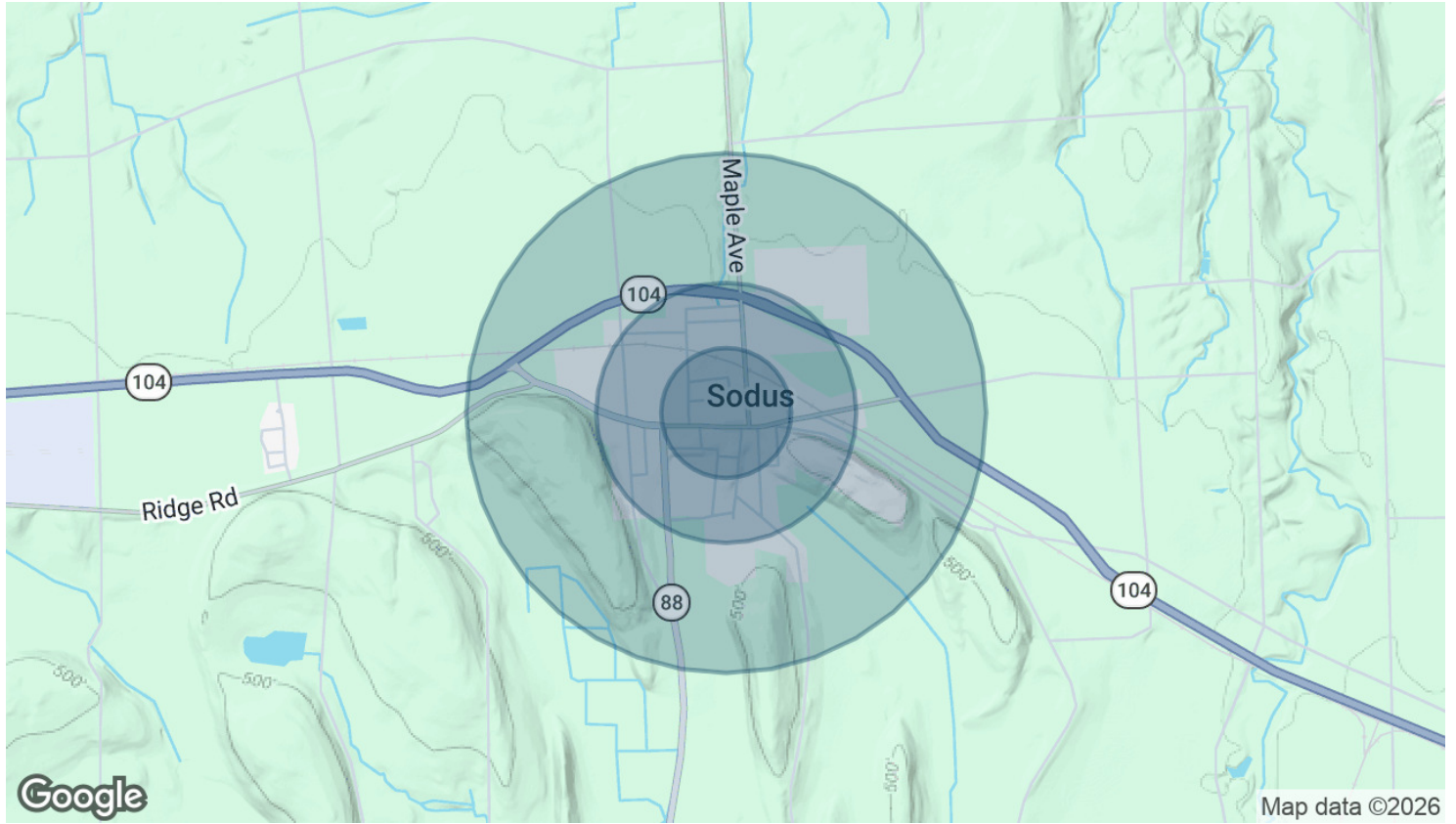
VIRGINIA SQUIRE, CCIM

Managing Broker
585.455.3352
gsquire@yaman.com



DEMOGRAPHICS MAP & REPORT

Retail Property For Lease



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	471	1,633	2,165
Average Age	49.4	49.4	50.3
Average Age (Male)	47.5	47.5	48.5
Average Age (Female)	52.0	52.0	52.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	231	800	1,057
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$64,248	\$64,264	\$65,998
Average House Value	\$106,179	\$106,556	\$114,703

2023 American Community Survey (ACS)

VIRGINIA SQUIRE, CCIM

Managing Broker
585.455.3352
gsquire@yaman.com

