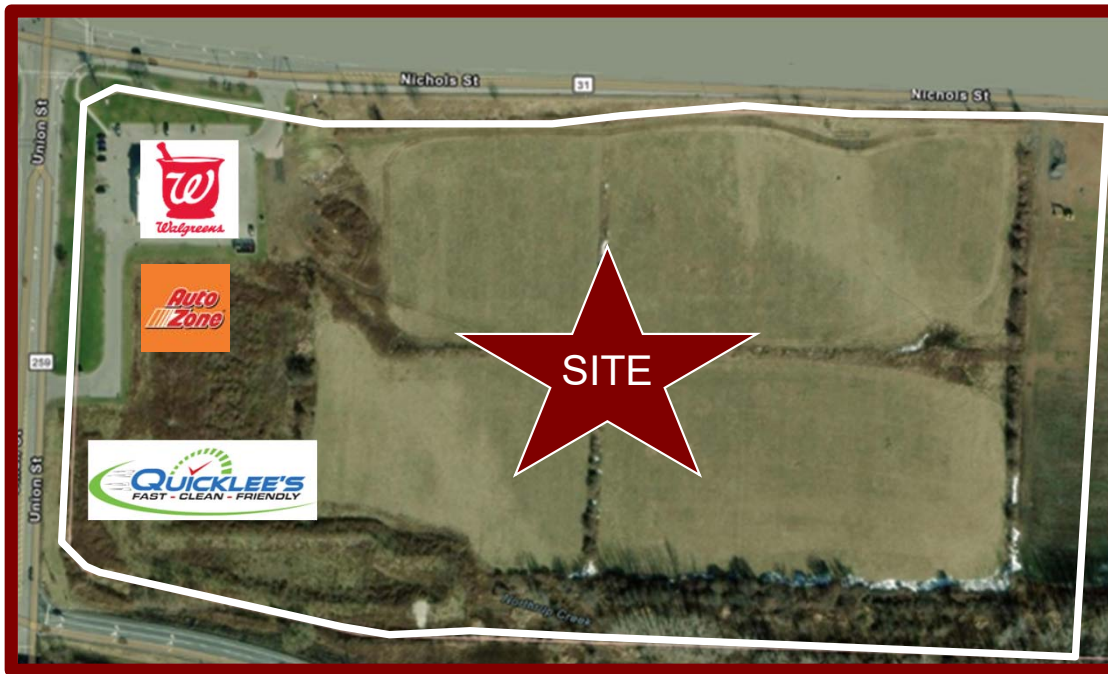




# Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

Union Nichols Retail Plaza  
2839 Nichols Street  
Spencerport NY 14559



For Sale or Built-to-Suit  
Development Ready Land  
Multiple Tenant Plaza

- Highly Visible Site with Extensive Street Frontage
- Located Adjacent to the Expressway Exit
- Future Traffic Signal
- Built-to-Suit or Ground Lease Opportunity
- High Traffic Counts
- Zoned GC: General Commercial Providing a Multitude of uses
- Anchored by Walgreens

**Joseph M. Draghi**

Licensed Real Estate Broker

Licensed in New York, New Hampshire, Connecticut,  
Massachusetts, Vermont & Florida

**607-838-3263**

[jdraghi@greatdaneproperties.com](mailto:jdraghi@greatdaneproperties.com)  
6151 Blackjack Court N, Punta Gorda, FL 33982

2022 Demographics			
Union Nichols Retail Plaza - 2839 Nichols St			
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	5,875	15,966	60,384
Households	2,432	6,402	25,539
Median HH Income	\$91,794	\$97,545	87,376

Village Woods Commons

Fowler's Wine & Spirits

Tim Hortons

State Farm

NAPA

12,674 AADT – S. Union St

4,682 AADT – Nichols St

McDonald's

Salad Creations

Virtue Salon

POSTILLO'S PIZZERIA

SPENCERPORT FISH & CHIPS

SPENCERPORT FISH & CHIPS

6,140 AADT – Nichols St

ESL Federal Credit Union

Mangia Mangia

17,510 AADT – S. Union St

Walgreens

Auto Zone

QUICKLEE'S FAST - CLEAN - FRIENDLY



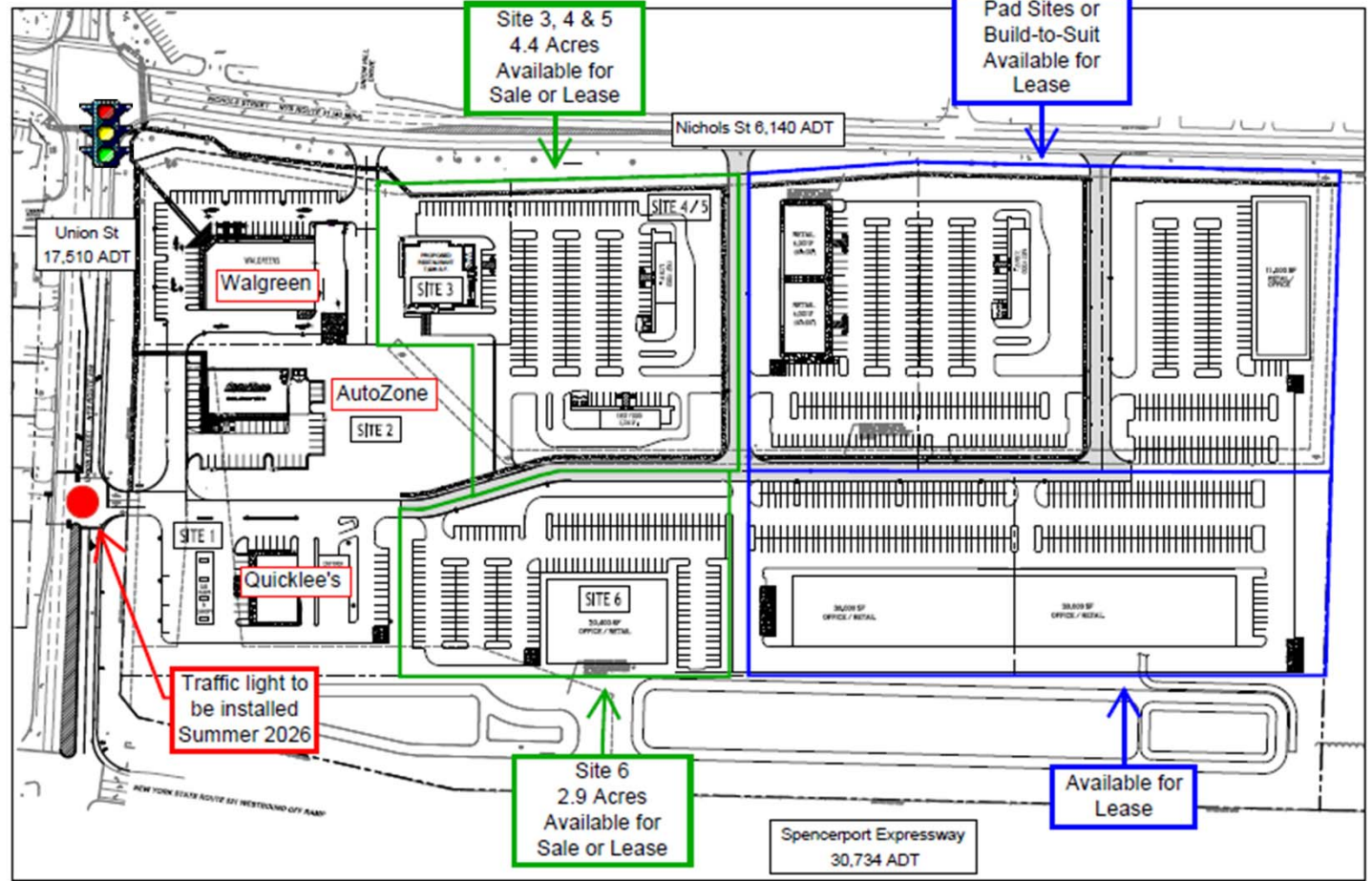
30,734 AADT – Spencerport Expy.



# Union Nichols Retail Plaza

**Zoned General Commercial**  
**Permitted Uses Include:** Office, Restaurants, Convenience Stores, Retail, Banks, Auto Accessories & Parts, Animal Hospitals, Farm Implement Dealers, Boat & Marine Sales & Services, Gas Stations & Much More

**Conditional Uses Include:** QSRs, New or Used Motor Vehicle Sales & Service, Motor Vehicle Service Stations, Car Washes, Hotels & Motels, Building Material Stores, Theaters & Bowling Centers



Site #	Acreage
Site 0	Walgreens
Site 1	Quicklee's
Site 2	AutoZone
Site 3,4 & 5	4.4 AC
Site 6	2.9 AC
Pad Sites or Build to Suit also Available	

The information contained herein was obtained from sources we consider reliable; however, no representation or warranty is made to its accuracy and is submitted subject to errors, omissions, prior sales, and withdrawal from the market or change in price; or changes to the subject property's condition, layout, square footage and development plans without notice. Seller/Landlord and Broker make no representation as to the environmental condition of the property or suitability for use and recommend Purchasers/Lessors independent investigation.



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**Florida Office: 6151 Blackjack Court N, Punta Gorda, FL 33982**