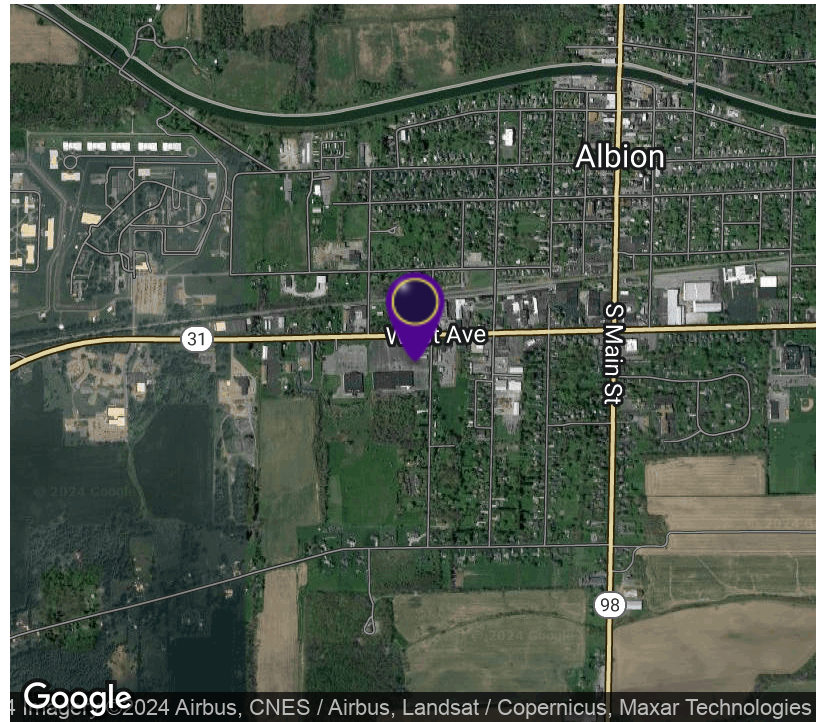


# Albion Shopping Center

316 West Avenue, Village of Albion, NY 14411



## OFFERING SUMMARY

Sale Price:	\$2,000,000
Lot Size:	15.4 Acres
Year Built:	1971
Building Size:	74,252 SF
Zoning:	Commercial
Price / SF:	\$26.94

## PROPERTY OVERVIEW

For Sale or Lease Albion Shopping Center has 2 spaces available, 16,678+/- SF and 16,500+/- SF respectively. There are 5 Retail spaces in this shopping center with 2 spaces currently available. Current tenants at the center include Save-A-Lot, Albion Pro Hardware, Dollar Tree and Napa Auto Parts making it a local shopping destination. Situated in a high-traffic location on Route 31, the center offers large open retail spaces in the heart of Central Albion. With road frontage of 492' on West Ave, ample parking with 787 spaces, a Gross Leasable Area of 74,252+/- SF, total Land Area of 15.4+/- AC, Albion Shopping Center provides an ideal setting for your retail business.

## LOCATION OVERVIEW

Busy plaza in Albion, NY. Tenants include Save-A-Lot, Dollar Tree and Napa Auto Parts. High traffic location on Route 31. Near the village and NYSDOC Orleans Correctional Facility.

## PROPERTY HIGHLIGHTS

- Strong potential for long-term lease stability and investment return
- 74,252+/- SF building with ample space for retail and commercial use
- 5 units providing diverse leasing opportunities for a variety of different businesses
- Established in 1971, offering a solid foundation for long-term investment
- Commercial zoning provides flexibility for various types of businesses
- Prime location in the Village of Albion, NY, offering high visibility



**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

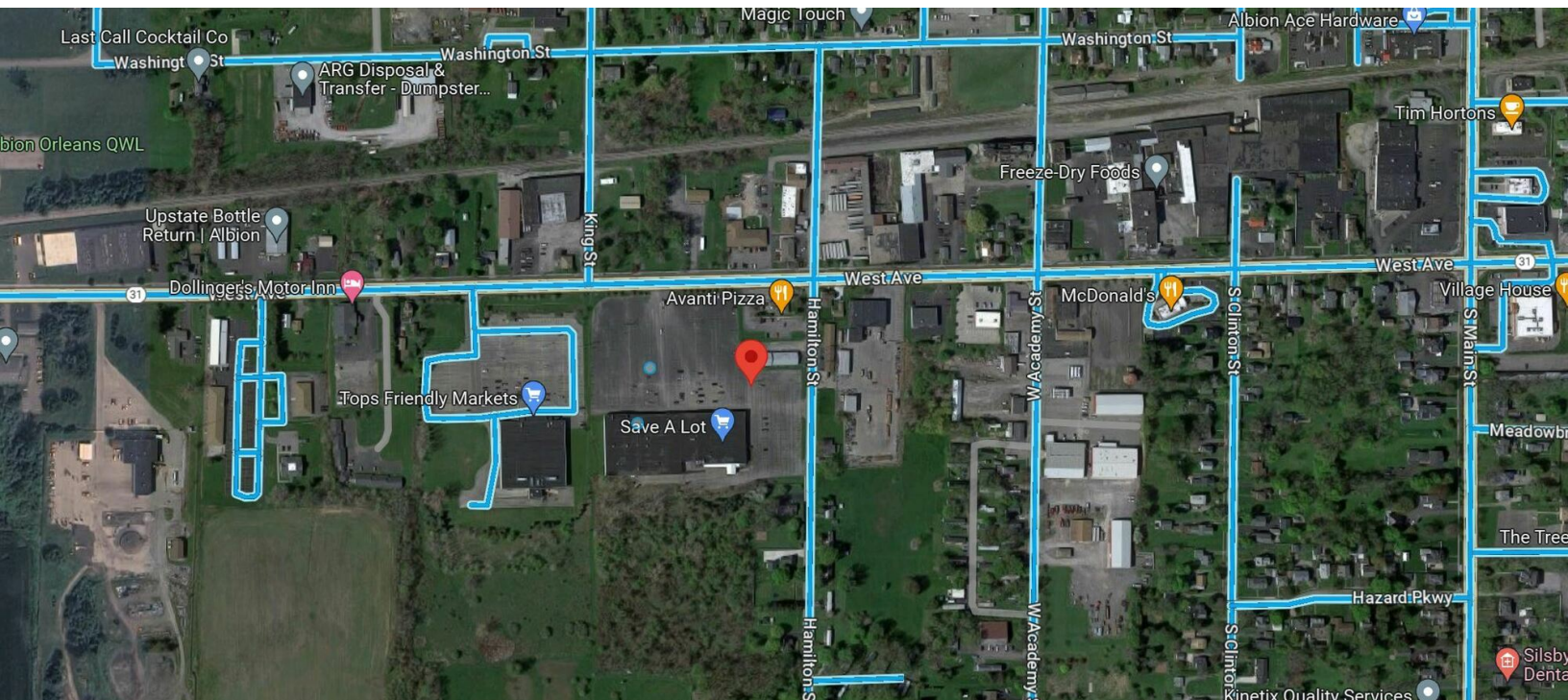
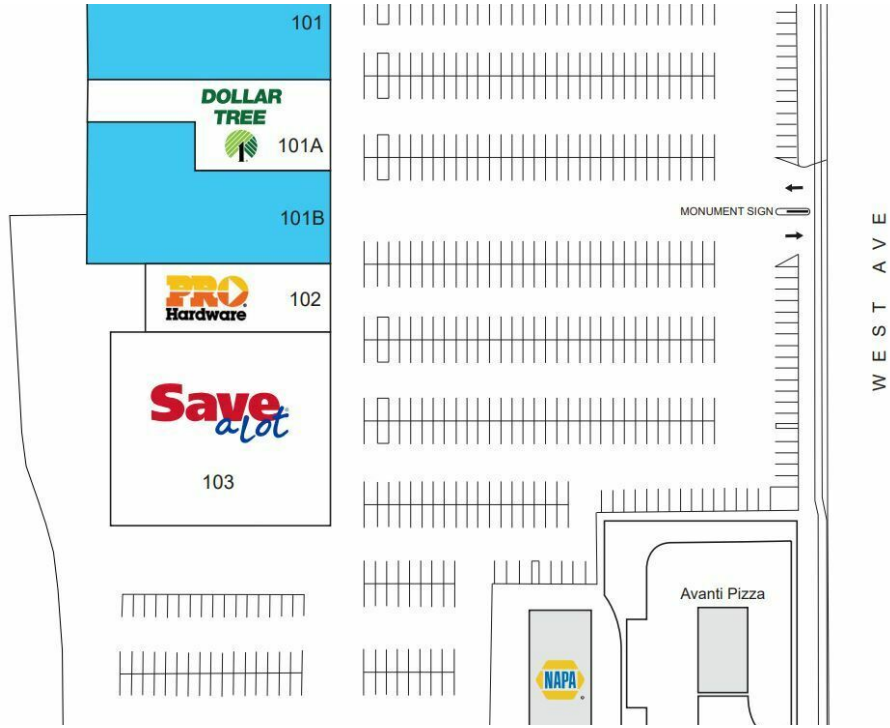
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www.recckio.com

ADDITIONAL PHOTOS

# Albion Shopping Center

316 West Avenue, Village of Albion, NY 14411

102 Albion Pro Hardware 7,124  
103 Save A Lot 24,785

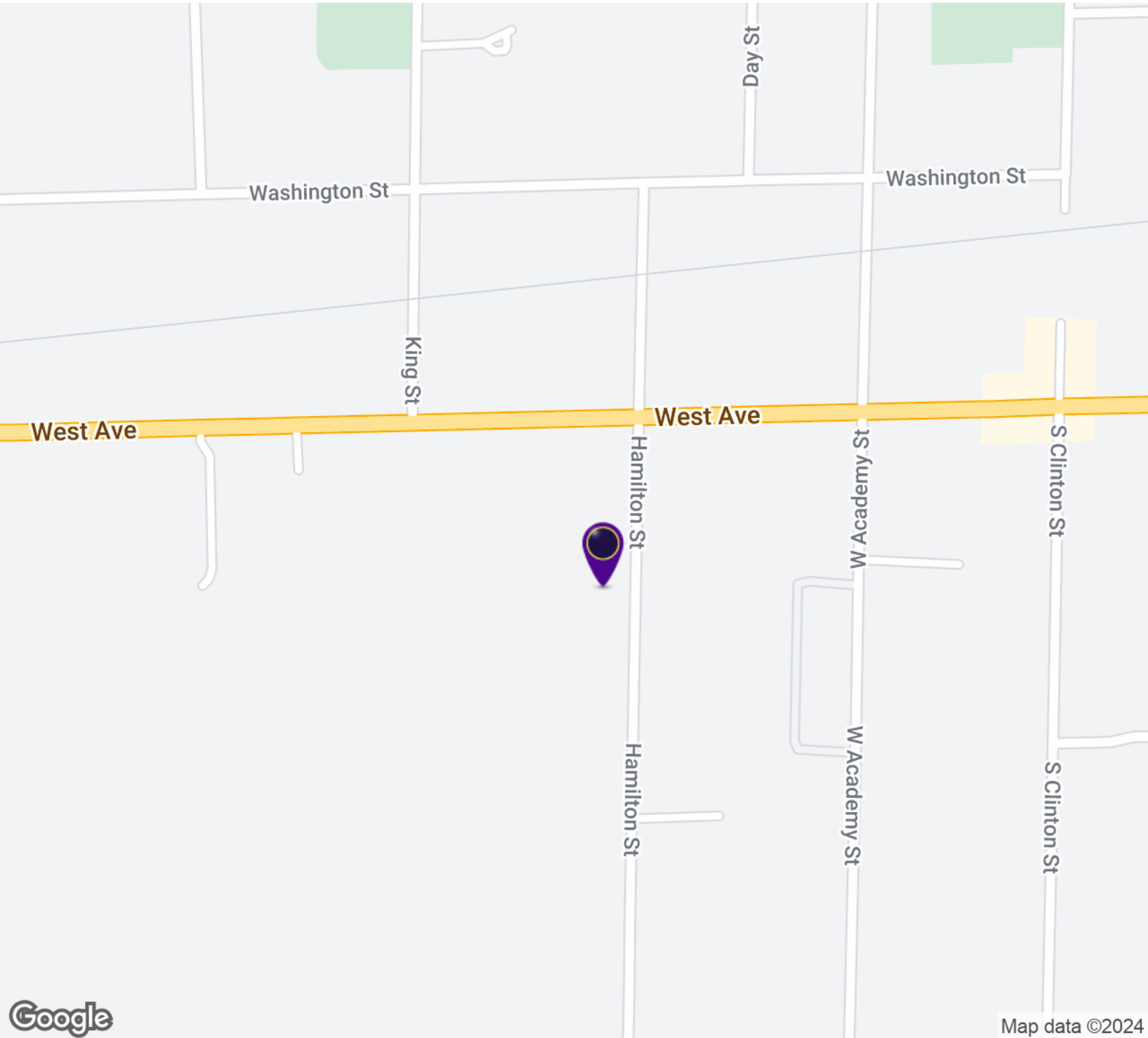


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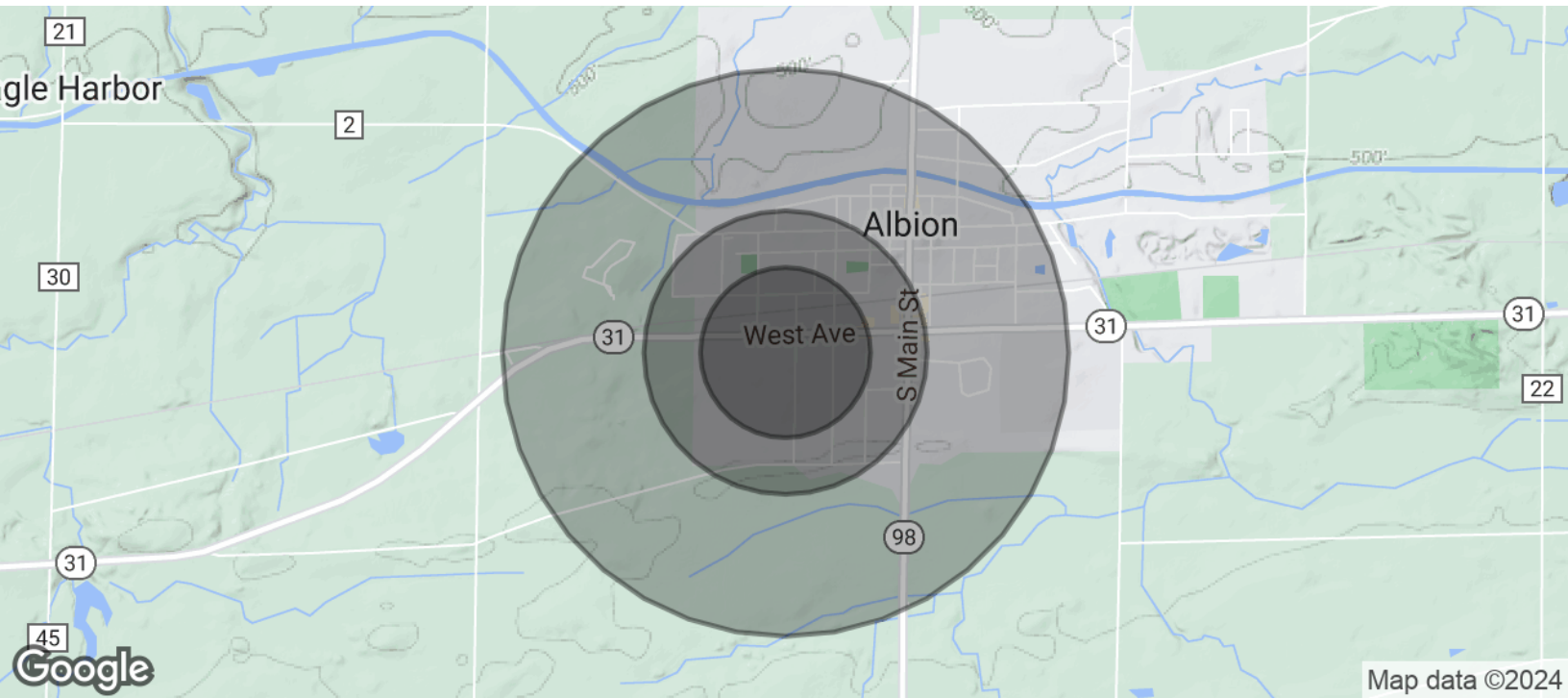


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	422	1,328	4,371
Average Age	39	39	40
Average Age (Male)	39	39	39
Average Age (Female)	39	40	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	178	565	1,543
# of Persons per HH	2.4	2.4	2.8
Average HH Income	\$64,398	\$62,569	\$56,417
Average House Value	\$116,135	\$110,789	\$125,837

Demographics data derived from AlphaMap



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