



Batavia Plaza | West Main

4152 W Main Street Rd, Batavia, NY 14020

Restaurants, Retail Shopping, Fitness, and Personal Care.



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FOR LEASE | Batavia Plaza | West Main

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VIDEO

PROPERTY DESCRIPTION

Batavia Plaza | West Main offers a 9,200 SF end cap along the I-90 corridor between Rochester and Buffalo, positioned within Batavia's primary retail node on the west side of town. This location serves a broad regional trade area, drawing consumers from across Genesee County and surrounding communities.

The 9,200 SF end cap features approximately 48 feet of frontage with significant depth and includes a dedicated loading dock, making it well-suited for users that prioritize operational efficiency, deliveries, or back-of-house functionality. Ideal uses include fitness, medical, service-oriented concepts, and select retail users requiring light logistics support.

Batavia Plaza is anchored by a mix of national and regional tenants and is surrounded by strong retail presence, including Walmart, Tops Supermarket, and other major corridor retailers. Traffic along West Main Street and Route 63, combined with convenient access to Interstate 90, supports steady daily consumer flow.

This is an opportunity for tenants to establish or expand within a proven retail corridor while benefiting from a wide trade area and long-term growth potential. Ownership will consider flexible deal structures, including tenant improvement allowances, for qualified tenants.



PROPERTY HIGHLIGHTS

- Signalized Intersection
- I-90 corridor location
- Between Rochester & Buffalo
- Tenant Improvement Allowance
- Pylon Signage
- Ample Parking
- Logistics-friendly end cap
- Strong surrounding retail

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 MONTHS
Total Space:	9,200 SF	Lease Rate:	\$8 SF/YR

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION	VIDEO
9,200 SF Retail Opportunity Adjacent to Ashley at Batavia Plaza West Main	9,200 SF	\$8.00 SF/yr	Prime 9,200 SF retail space available in Batavia Plaza West Main, next to Ashley in a high-traffic corridor. Features include high ceilings, large storefront windows, prominent signage, a sprinkler system, two bathrooms, and a dedicated loading dock—perfect for businesses needing efficient logistics. Enjoy excellent visibility, consistent foot traffic, and ample parking. This space is designed for your business to thrive in a bustling retail environment.	View Here

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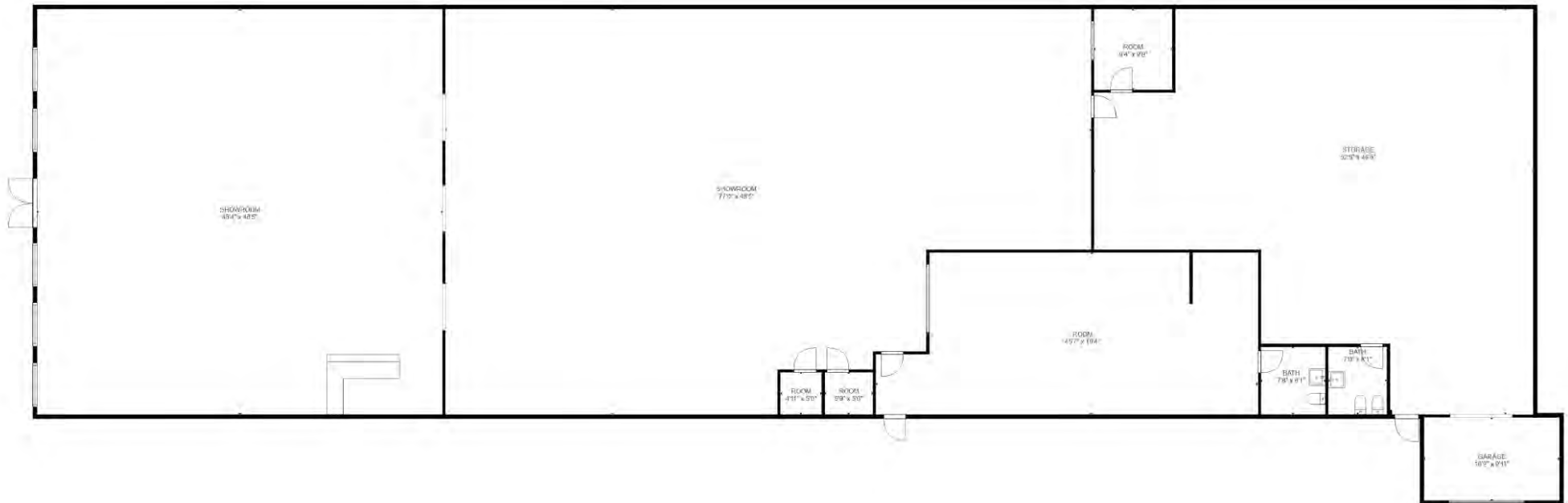
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FOR LEASE | Batavia Plaza | West Main Suite 1C

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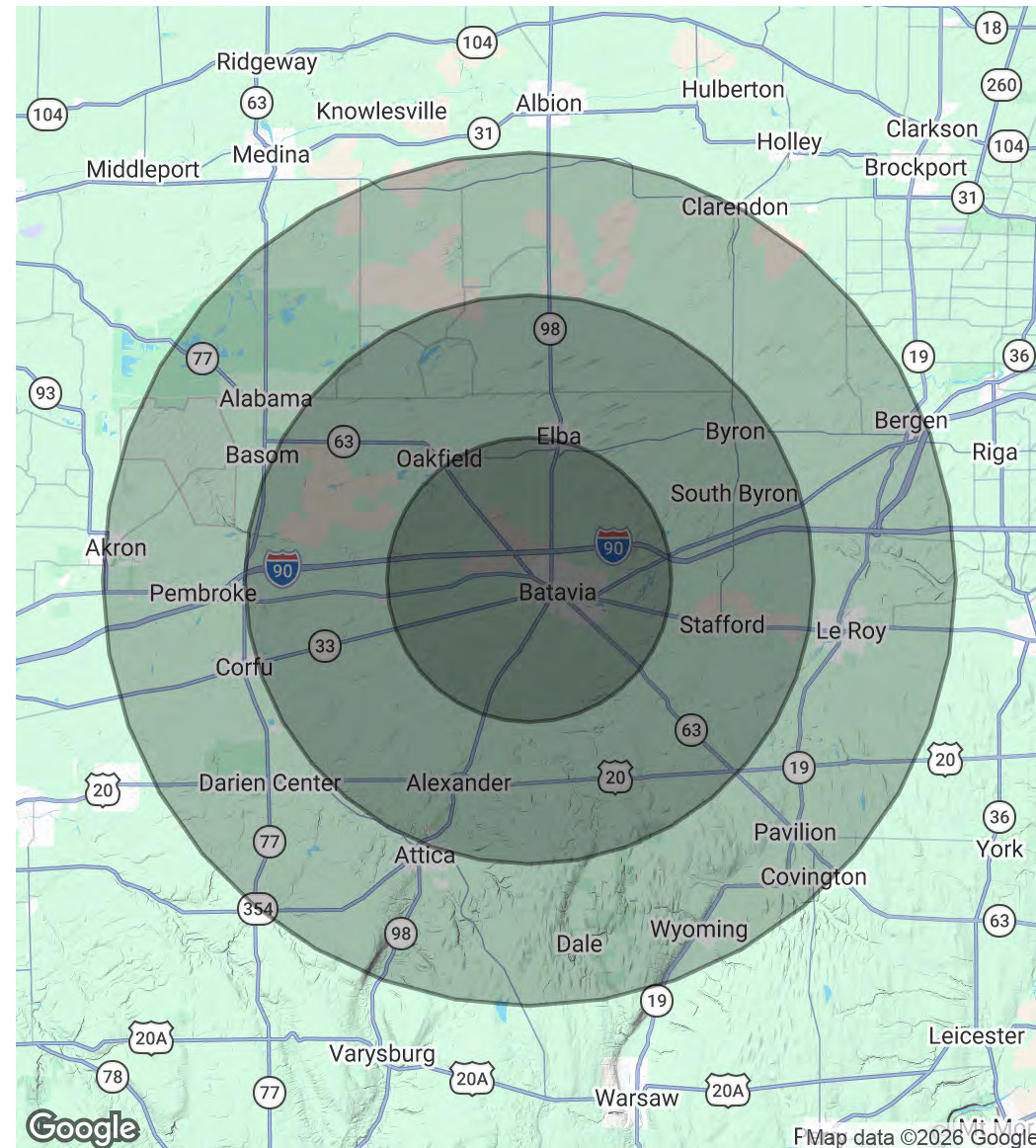
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	23,545	40,475	74,980
Average Age	43.3	42.4	43.5
Average Age (Male)	41.8	41.1	42.1
Average Age (Female)	46.4	44.5	43.9

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	10,893	17,477	31,137
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$81,036	\$85,208	\$86,080
Average House Value	\$171,799	\$169,577	\$175,771

2023 American Community Survey (ACS)



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