

FOR SALE

600 Fairmount Avenue
Jamestown, NY 14701

6,000 SF Retail / Commercial Building

Prime Corner Location • High Visibility



344 Delaware, Suite 200, Buffalo, NY 14202

**HOWARD
HANNA**

HOLT REAL ESTATE

341-343 East Fairmount Ave, Ste 3
Lakewood, NY 14750

Paula Blanchard

Real Estate Salesperson

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Melissa Uber

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The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

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PROPERTY OVERVIEW

- Strategically located on major commercial corridor between Lakewood and Downtown Jamestown
- One mile from high-draw Wegmans/Target Plaza
- Flexible layout, with multi-tenant capability on first floor, and open floor plan on upper level
- Zoned NB11 Neighborhood Business — accommodating a variety of retail, office, and commercial uses
- Dedicated paved parking for 20 vehicles
- Potential for expanded development site in combination with adjacent 7-acres

DEMOGRAPHICS:

	<u>2- Miles</u>	<u>5-Miles</u>
Population:	16,637	41,033
Households:	7,511	17,917
Average HH Income:	\$62,474	\$65,976
Average Daily Traffic Count:	18,874	



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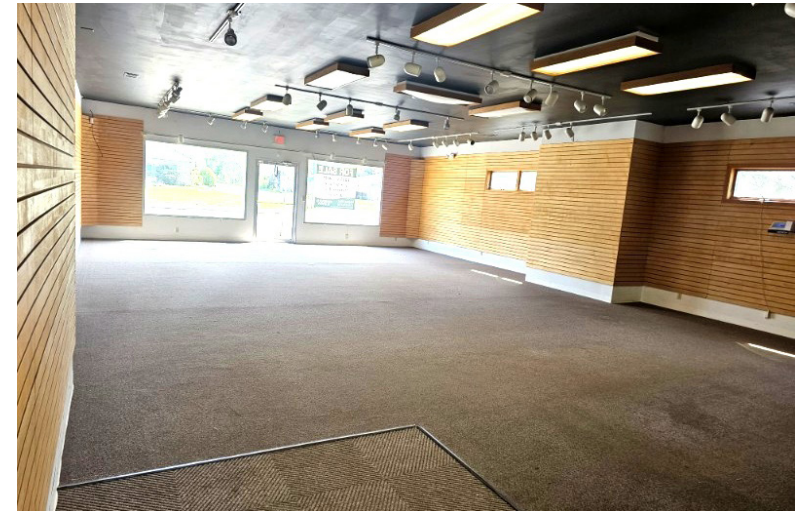
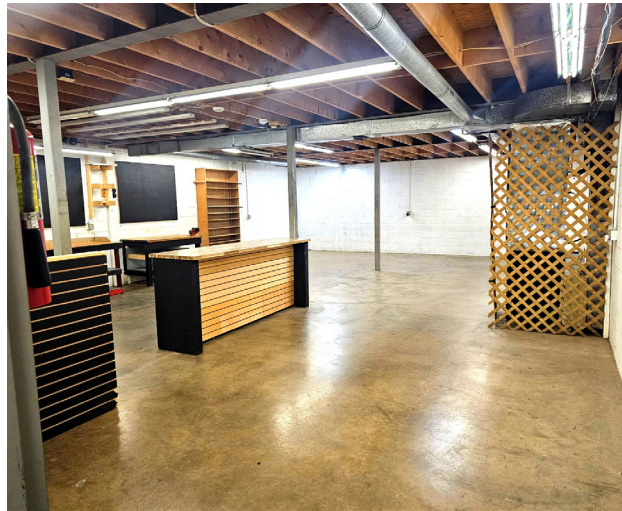
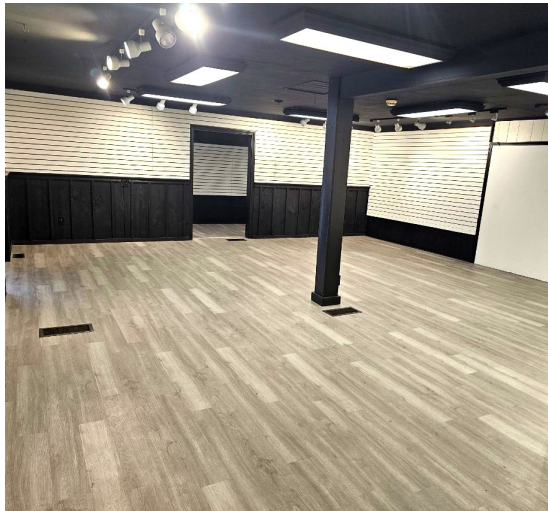
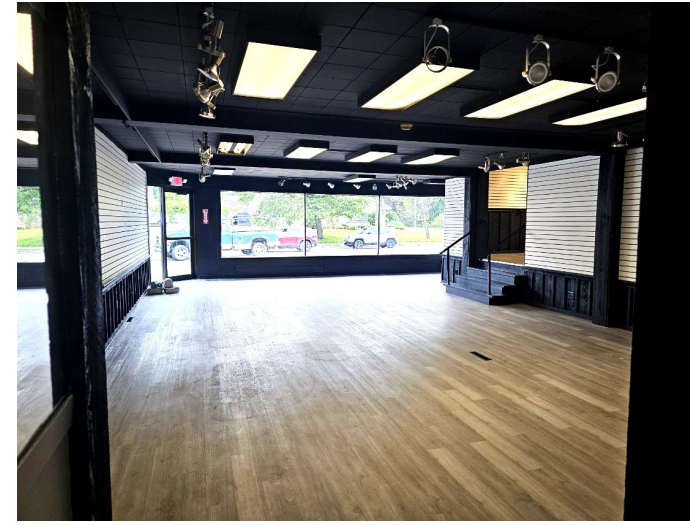
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