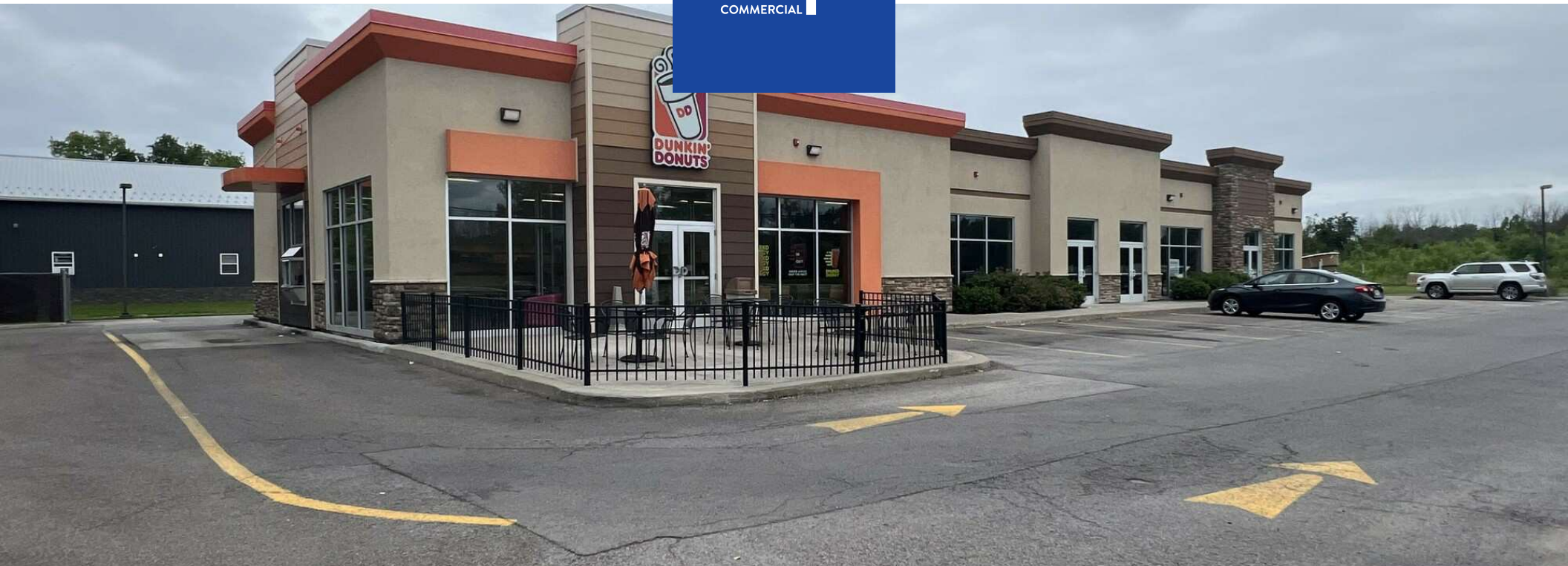




# For Lease

## Dunkin' Anchored Retail Strip Plaza

1873 State Route 104 Ontario, NY 14519

### Michael Conroy

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### Richard Rock

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# For Lease

**Dunkin' Anchored Retail Strip Plaza**  
1873 State Route 104  
Ontario, NY 14519



## Offering Summary

|                  |                     |
|------------------|---------------------|
| Lease Rate:      | \$14.50 SF/yr (NNN) |
| Number of Units: | 4                   |
| Available SF:    | 1,394 - 4,200 SF    |
| Lot Size:        | 5.01 Acres          |
| Building Size:   | 6,164 SF            |

## Property Highlights

- Great Visibility
- Easy Ingress & Egress
- Dunkin' Co-Tenant
- AADT 21,309
- Flexible Lease Terms
- Retail Pad Site
- Ample Parking

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# For Lease

## Dunkin' Anchored Retail Strip Plaza

1873 State Route 104  
Ontario, NY 14519

### Property Description

Discover an unparalleled retail opportunity in the vibrant heart of Ontario, NY. Presenting the Dunkin' Anchored Retail Strip Plaza, a recently developed property featuring outstanding visibility and a prime location on State Route 104. With Dunkin' as the anchor tenant, this plaza ensures a steady flow of foot traffic and brand recognition. The total building area is 6,164 square feet, offering flexible lease options ranging from 1,395 to 4,204 square feet. Additionally, there is a 1.0 acre of land available for potential development or out-parcel opportunities.

Situated in a high-traffic area, this property maximizes exposure and accessibility for your business. The frontage on State Route 104 provides easy ingress and egress, making it ideal for attracting high traffic volumes. With ample space to customize and expand, the plaza caters to the needs of the local community, promising exceptional growth potential. Convenient parking options further enhance the shopping experience for customers.

The lease terms are competitive and flexible, designed to accommodate a variety of business needs. For detailed pricing and terms, please contact us. We are excited to offer this premium retail space, anchored by Dunkin', to businesses looking to establish a strong presence in Ontario. This development promises exceptional growth potential and visibility, making it a prime choice for retailers.

### Location Description

Northside of 104 just West of Knickerbocker Rd.



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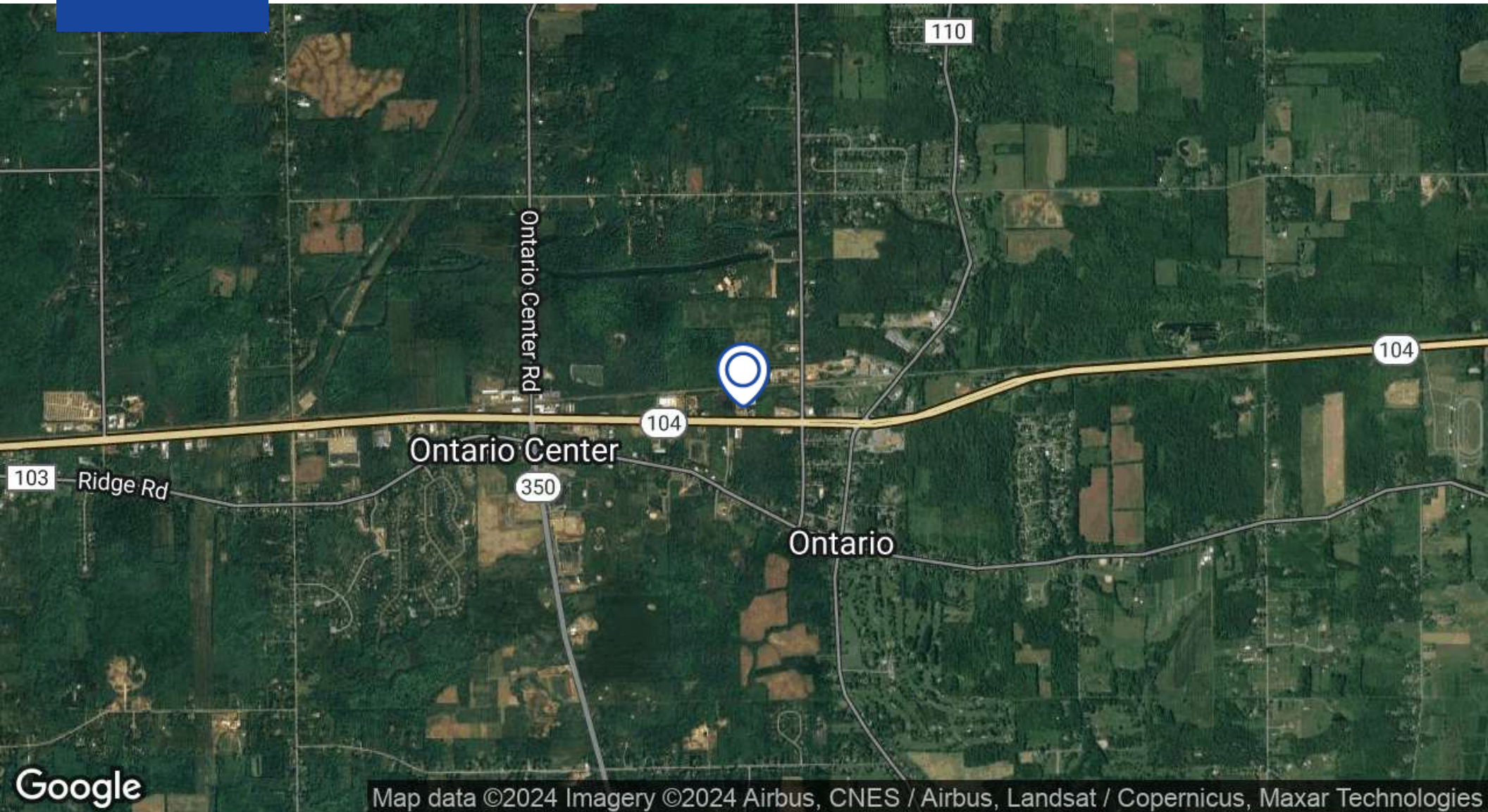




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# For Lease

## Dunkin' Anchored Retail Strip Plaza

1873 State Route 104  
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Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

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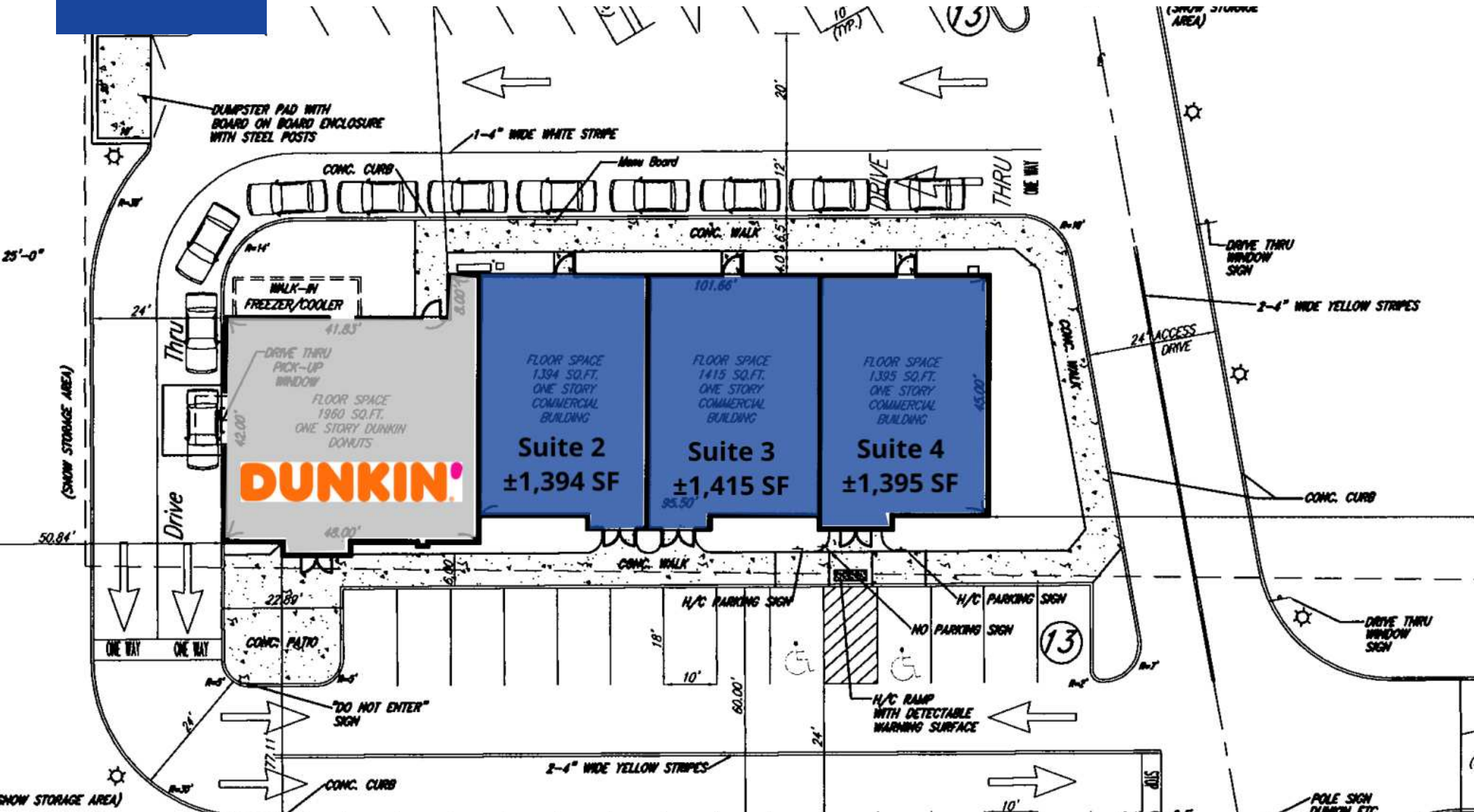
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# For Lease

## Dunkin' Anchored Retail Strip Plaza

1873 State Route 104  
Ontario, NY 14519

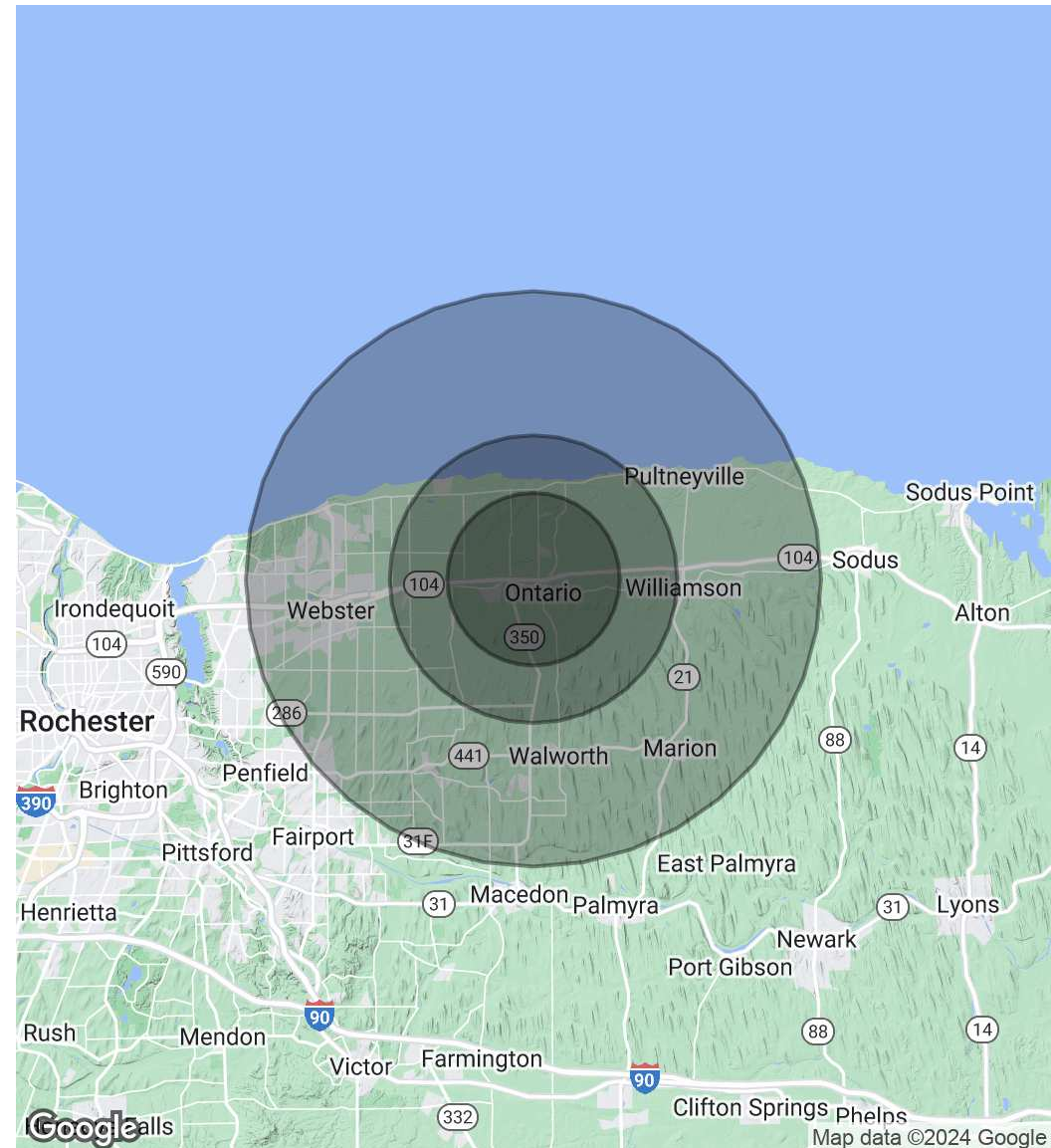
### Population

|                      | 3 Miles | 5 Miles | 10 Miles |
|----------------------|---------|---------|----------|
| Total Population     | 8,159   | 16,781  | 90,373   |
| Average Age          | 43      | 43      | 44       |
| Average Age (Male)   | 42      | 42      | 43       |
| Average Age (Female) | 44      | 44      | 45       |

### Households & Income

|                     | 3 Miles   | 5 Miles   | 10 Miles  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,415     | 6,885     | 37,094    |
| # of Persons per HH | 2.4       | 2.4       | 2.4       |
| Average HH Income   | \$100,143 | \$107,838 | \$120,783 |
| Average House Value | \$237,603 | \$246,838 | \$283,777 |

Demographics data derived from AlphaMap



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