

EASTOWN PLAZA, BATAVIA, NY

LEASING OFFICE: 4221 TRANSIT ROAD ▪ WILLIAMSVILLE, NY 14221 ▪
716.633.5266 ▪ 716.633.4798 FAX ▪ WWW.GIANPROPERTIES.COM

FOR LEASE ◊ RETAIL/OFFICE/RESTAURANTS

SITE HIGHLIGHTS:

- ◆ 100,000 GLA
- ◆ Close proximity to residential population and the City of Batavia central business district.
- ◆ Draws from Batavia, LeRoy, all parts of Genesee County, Buffalo, and Rochester.
- ◆ Commercial center with intersection of major trade routes.
- ◆ Easy access to Buffalo & Rochester

SITE DEMOGRAPHICS:

1 Mile:
Population 8,057
Household Income \$59,531

3 Mile:
Population 19,251
Household Income \$60,044

5 Mile
Population 23,416
Household Income \$60,833



Contact:

Matt or Ned Gian

Phone: 716-633-5266

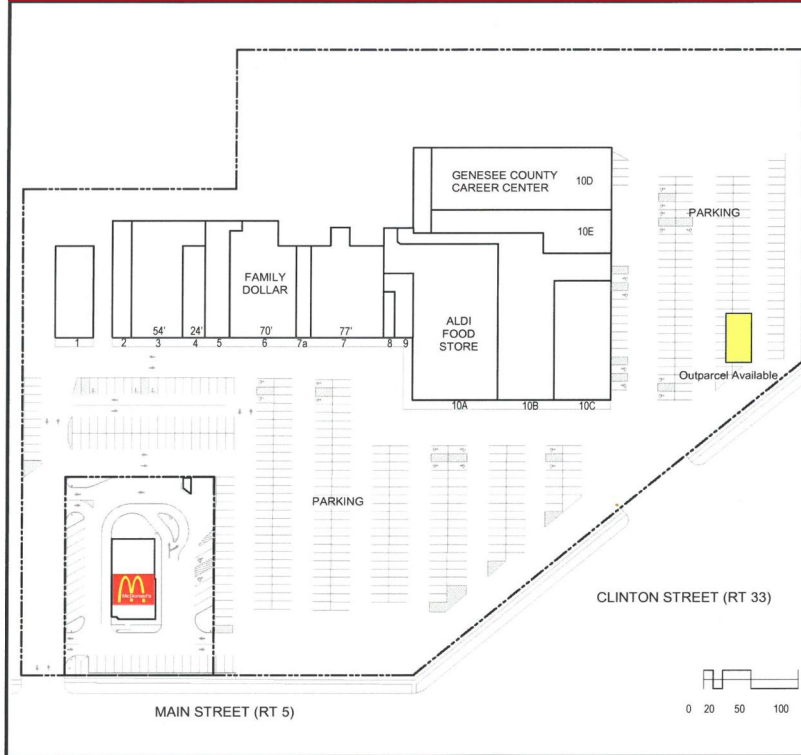
Fax: 716-633-4798

E-mail: Matt@gianproperties.com

Tenants Include:



LEASING PLAN



**Eastown Plaza
Batavia, New York**

| | |
|---------------|---------------------------------------|
| 1 | Five Star Bank |
| 2 | Zoom Tan |
| 3 | Social Security Admin. |
| 4 | Available 2,415 sq.ft. |
| 5 | Lake Plains Community Care Network |
| 6 | Family Dollar |
| 7 | Available – 8,100 sq.ft. |
| 8 | Nail Salon |
| 9 | Steve's Styles |
| 10A | Aldi Foods |
| 10B | Sears Hometown Store |
| 10C | Lake Plains Dialysis |
| 10D | Genesee County Career Center. |
| 10E | Available – 6,359 sq.ft. |
| Drive Thru | McDonald's |

Site Plan

SITE LOCATION MAP



Available Outparcel

*Strategically located on
the corner of East
Main Street and
Clinton Street.*

**TRAFFIC
COUNTS:**

Main Street (Rt. 5)
16,802 AADT

Clinton Street (Rt. 33)
14,886 AADT