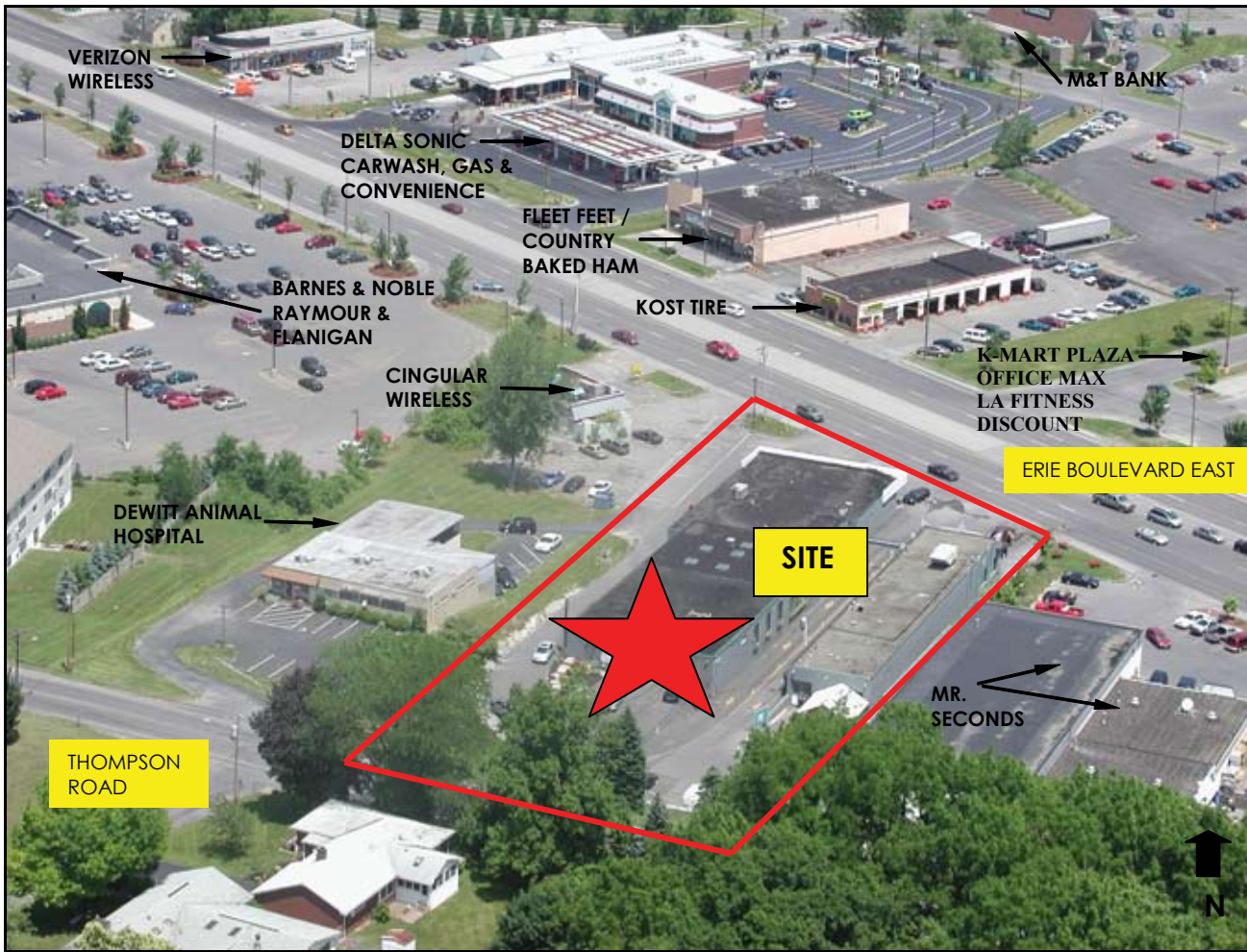




3470 Erie Boulevard, East
Dewitt, NY



Features:

- Exceptional Retail location
- National Anchor Tenant – The Men’s Wear-house
- New storefront renovation underway with anticipated completion of June 2007.
- Easily dividable.
- Exceptional visibility and exposure.
- Easy access for clients and employees.
- Sewer, water, electric, natural gas, internet available.
- Close to Business Parks, Shopping, Restaurants, US Post
- Office, Banks, Shoppingtown Mall and more.
- Convenient to entire CNY area with easy access to I-481, I-81, I-690 and the NYS Thruway
- Will Build to suit interior Tenant Improvements.

Location: Situated on the East bound side of Erie, between Kinne Road and Bridge Street. Next to Barnes & Nobel and Raymour & Flanigan. Across from K-Mart Plaza, Marshals Plaza and Best Buy.

Property Description: An existing 14,000 +/- sf Shopping Center

Available S.F.: Approx. 8,000 remaining

Zoning: Business

All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental or conditions prior to sale, lease or financing or withdrawal without notice.

Owner:
Donald Brang

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