

Special Pricing
Subject to close by 11/30/2023



Jones Lang LaSalle Americas, Inc.
JLL Portfolio Disposition Services

Former Pizza Hut For Sale



±2,846 s.f. on ± .335 acres
224 W Union St
Newark, NY 14513

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Property Overview:



Property Information

- The Village of Newark is located 35 miles southeast of Rochester, NY and 48 miles west of Syracuse.
- The property is highly visible on West Union Street, a busy east-west retail corridor.
- The existing free standing building is 2,846 SF and well suited for a variety of retail and professional office uses within the B-2, General Business zone.
- The adjacent former convenience store is also available for purchase which could result in an assemblage of the two properties.



Area Traffic Counts

11,379 VPD

W Union St at E Union St

6,065 VPD

W Miller St at E Miller St

5,888 VPD

W Miller St at Lillie St



Estimated Population

1-mile	3-miles	5-miles
6,502	11,675	16,636



Average Household Income

1-mile	3-miles	5-miles
\$60,644	\$60,966	\$65,237



Number of Households

1-mile	3-miles	5-miles
2,794	4,882	6,786



Median Age

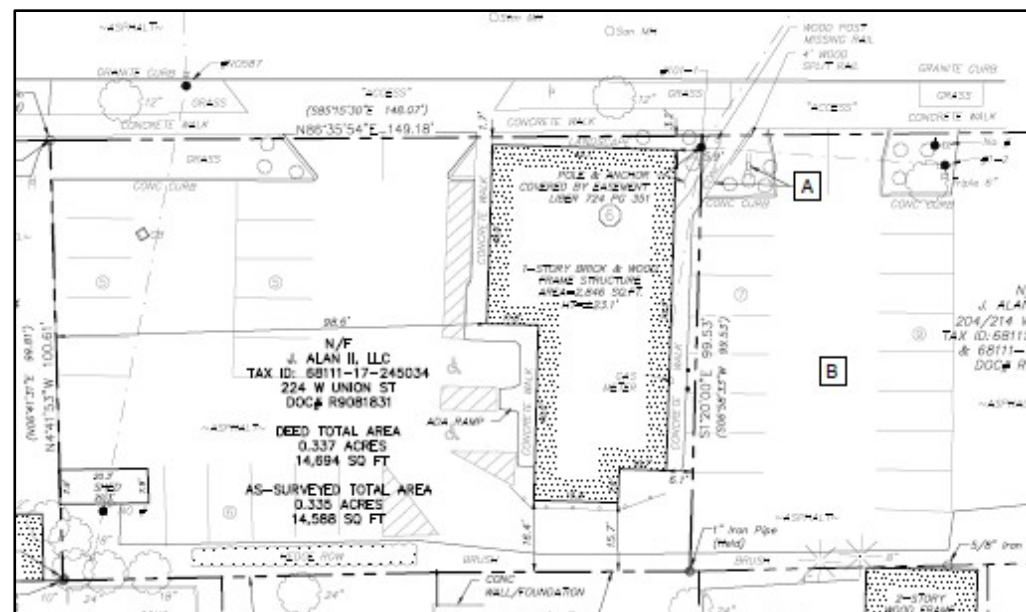
1-mile	3-miles	5-miles
41.9	43.2	44.8

Property Details

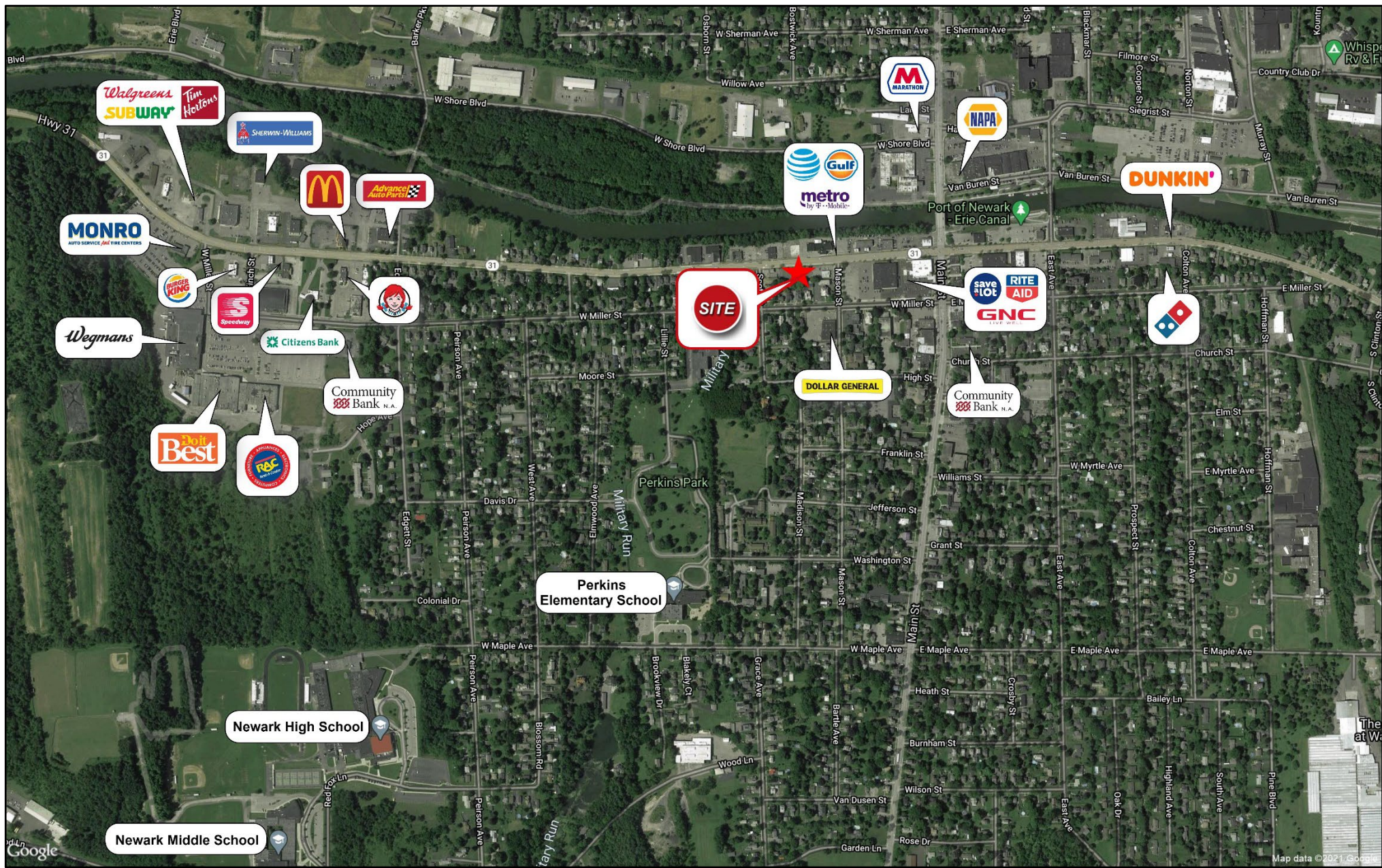
- Building Size: ±2,846 s.f. building
- Parcel Size: ±0.335 acres
- Year Built: 1986
- Concept: Former Pizza Hut
- Building Configuration: Free-standing
- Parking: 23 Spaces
- Zoning: B-2 (General Business)

Asking Price

\$240,000 (subject to close by 11/30/2023)



Area Retailers:



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