

**FOR SALE  
OR LEASE**

**MEDICAL SPACE IN THE HEART OF DUNKIRK**

**166 E. 4th Street, Dunkirk, NY 14048**



**Turnkey 3,300 sf office space for professional or medical office use**  
 Located in busy plaza ▪ In close proximity to hospital, schools and banks with 70+ car parks and ADA accessibility; 6 Exam rooms as well as 10-13 individual offices ▪ Xray Room ▪ Move in condition for medical practice or clinical use ▪ Plaza anchored by Walgreens and Save-A Lot ▪ Easily accessible via Lake Shore Road and Hwy 5 ▪ Landlord willing to convert for possible retail use.

**PROPERTY OVERVIEW**

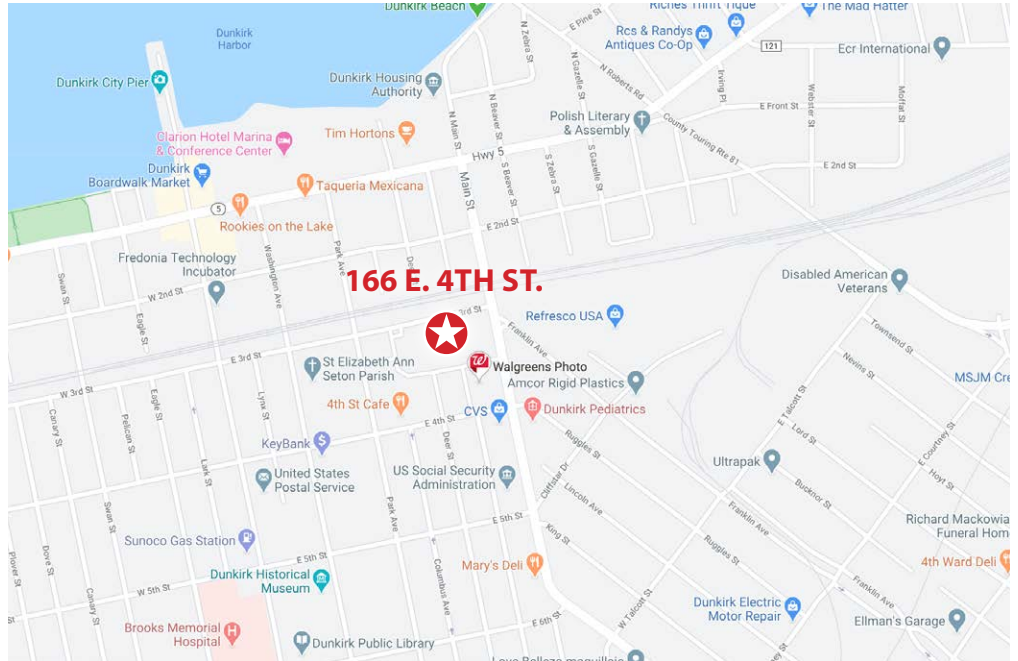
<b>Lot Size</b>	3.30 +/- AC
<b>Total SF</b>	3,300 +/- SF
<b>Min. Divisible</b>	3,300 +/- SF
<b>Year Built</b>	1980
<b>Renovated</b>	2007
<b>Stories</b>	1
<b>Parking</b>	On Site

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total Population</b>	10,473	18,738	26,198
<b>Total Households</b>	4,407	7,003	10,160
<b>Ave. Annual Income</b>	\$37,968	\$43,691	\$45,910

**Charles Scaccia**

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**HUNT Commercial  
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**The Hastings Group**  
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