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(716) 945-5165
(716) 945-5920 fax
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Springville Village Shopping Center

231 South Cascade Drive, Springville, New York





Tim Hortons

WAL★MART



Springville Village Shopping Center

Community Bank N.A.

Excellent Outparcel Opportunity!

Expansion Opportunity Available

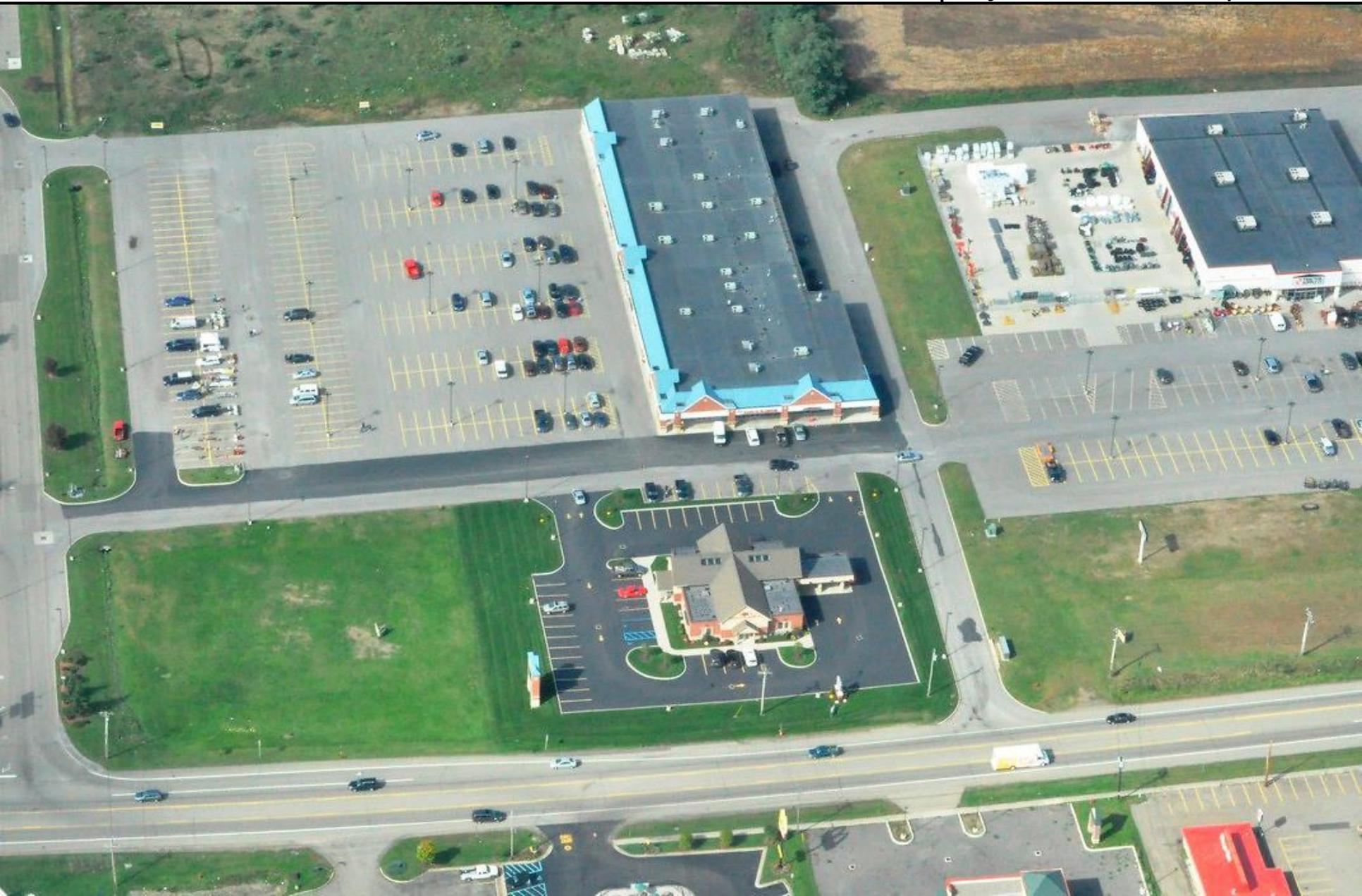
Space Available

TSC TRACTOR SUPPLY CO



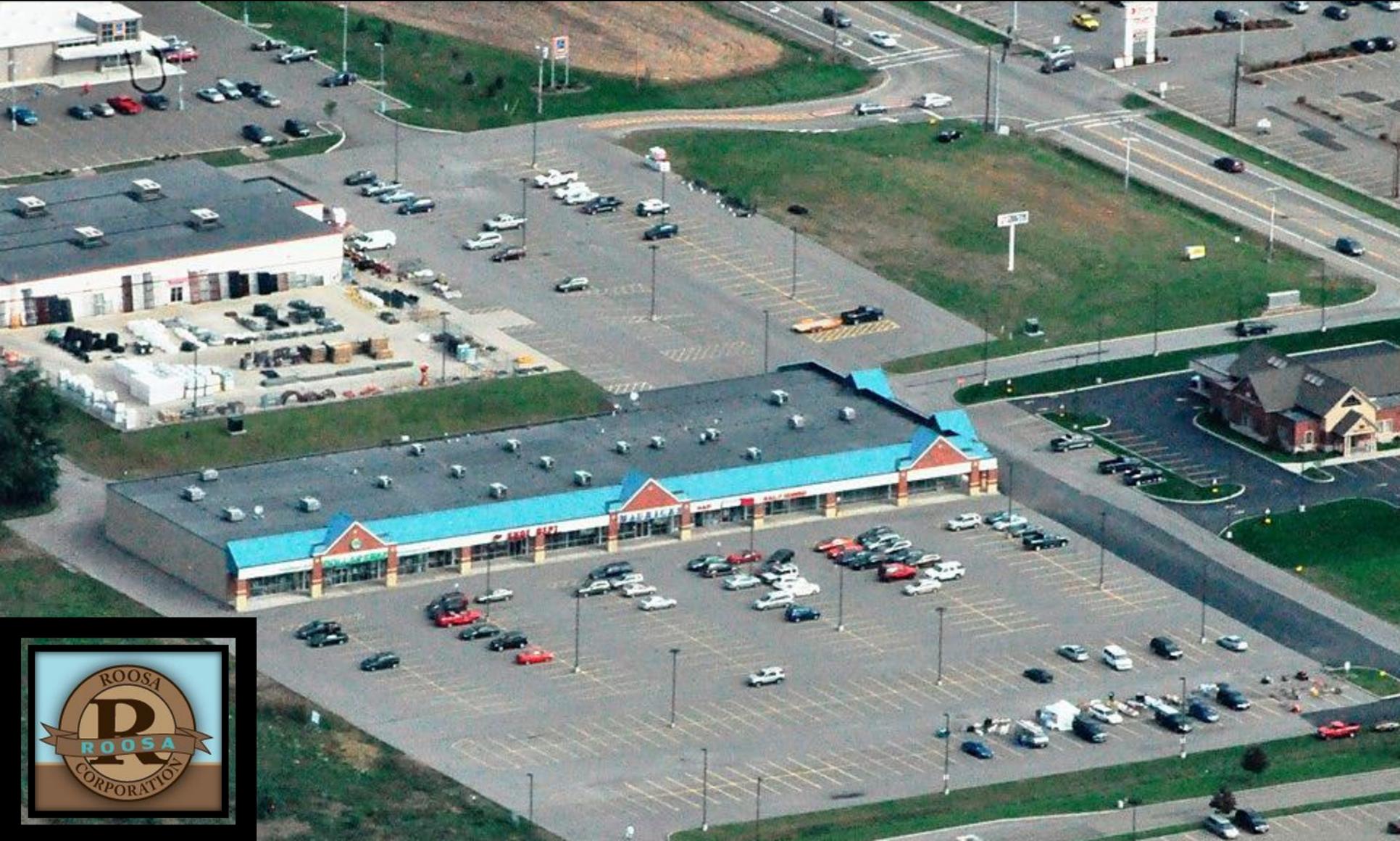
231 South Cascade Drive, Springville, New York

Contact us at 716-945-5165
or via
jroosa@roosacorp.com



Roosa Corporation Real Estate Development

Springville, NY Tenant List Includes: Dollar Tree, The Shoe Dept., Maurices JV Nails, GameStop, House of Television, Wireless Zone, Community Bank, and Tractor Supply



Community
Bank N.A.



DOLLAR TREE

GameStop
power to the players™



the **SHOE DEPT.**

wireless
ZONE

maurices



Join these Great Retailers



Nearby Stores in the
Springville Market –All Within
Three Miles.



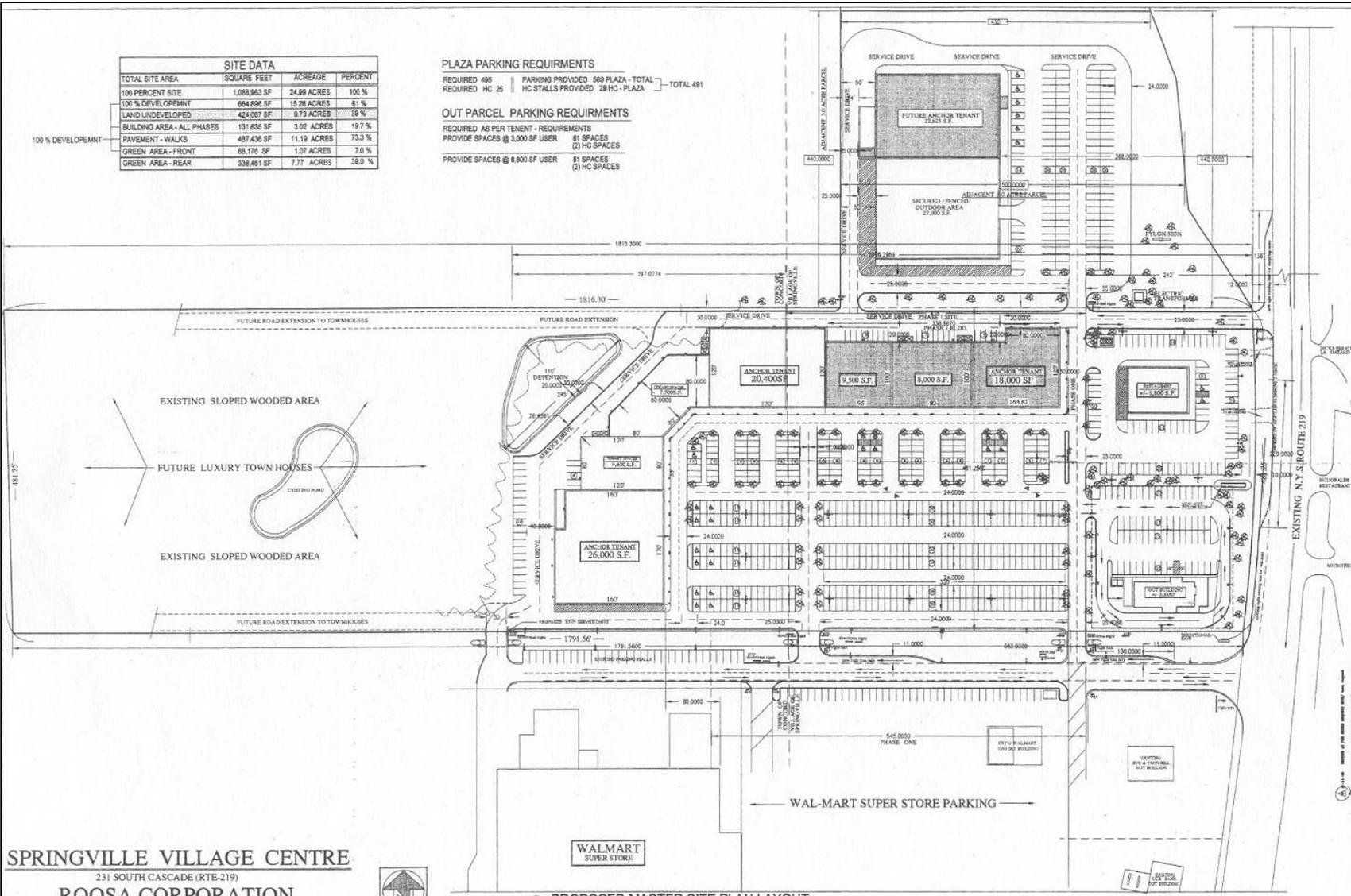
SITE DATA			
TOTAL SITE AREA	SQUARE FEET	ACREAGE	PERCENT
100 PERCENT SITE	1,088,983 SF	24.99 ACRES	100 %
100 % DEVELOPEMENT	684,696 SF	15.26 ACRES	61 %
LAND UNDEVELOPED	424,087 SF	9.73 ACRES	38 %
BUILDING AREA - ALL PHASES	131,636 SF	3.02 ACRES	19.7 %
PAVEMENT - WALKS	487,436 SF	11.19 ACRES	73.3 %
GREEN AREA - FRONT	88,176 SF	1.07 ACRES	7.0 %
GREEN AREA - REAR	336,461 SF	7.77 ACRES	36.0 %

PLAZA PARKING REQUIREMENTS

REQUIRED 486 PLAZA STALLS
 PARKING PROVIDED 589 PLAZA - TOTAL 481 HC STALLS PROVIDED 28 HC - PLAZA

OUT PARCEL PARKING REQUIREMENTS

REQUIRED AS PER TENENT - REQUIREMENTS
 PROVIDE SPACES @ 3,000 SF USER
 81 SPACES (2) HC SPACES
 PROVIDE SPACES @ 8,000 SF USER
 81 SPACES (3) HC SPACES



SPRINGVILLE VILLAGE CENTRE
 231 SOUTH CASCADE (RTE-219)
ROOSA CORPORATION
 MR. JOSEPH ROOSA, PRESIDENT
 1791 5600
 1791 5600



01 PROPOSED MASTER SITE PLAN LAYOUT
 ALL TENANTS AND TENANT LOCATIONS SUBJECT TO ROOSA CORPORATION REVISION SCALE 1" = 80'

WARNING:
 THIS IS A PRELIMINARY SITE PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER DECISIONS WITHOUT THE WRITTEN APPROVAL OF WYLLIER & ASSOCIATES.

ROOSA CORPORATION
 1791 5600
 1791 5600

MASTER SITE PLAN

NO.	DATE	DESCRIPTION
1	11/11/11	PRELIMINARY
2	11/11/11	REVISION
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