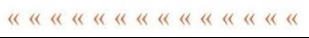




P.O. Box 67
Salamanca, New York 14779
jroosa@roosacorp.com
(716) 945-5165
(716) 945-5920 fax
www.roosacorp.com

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

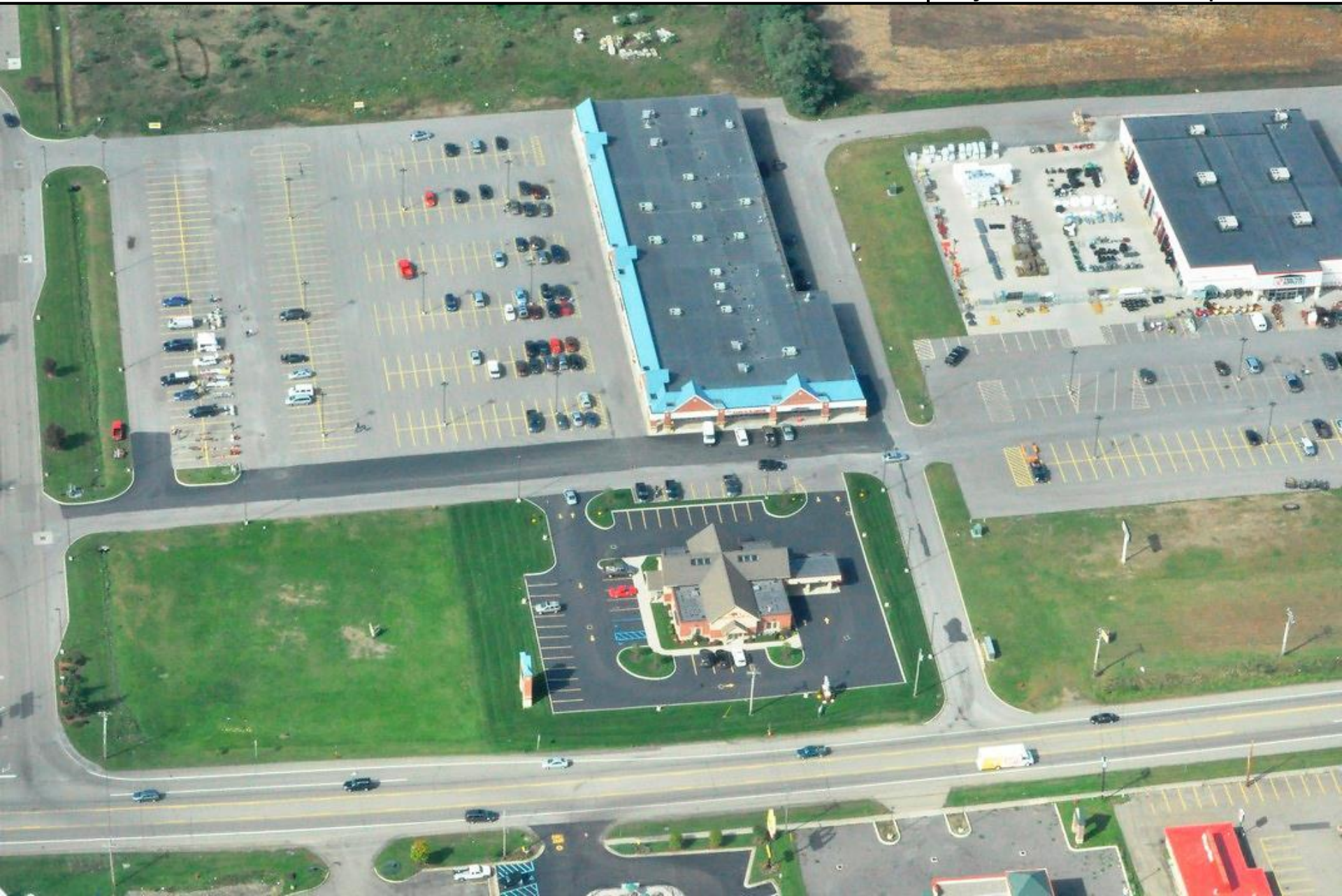
Space Available

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	39 %
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 %

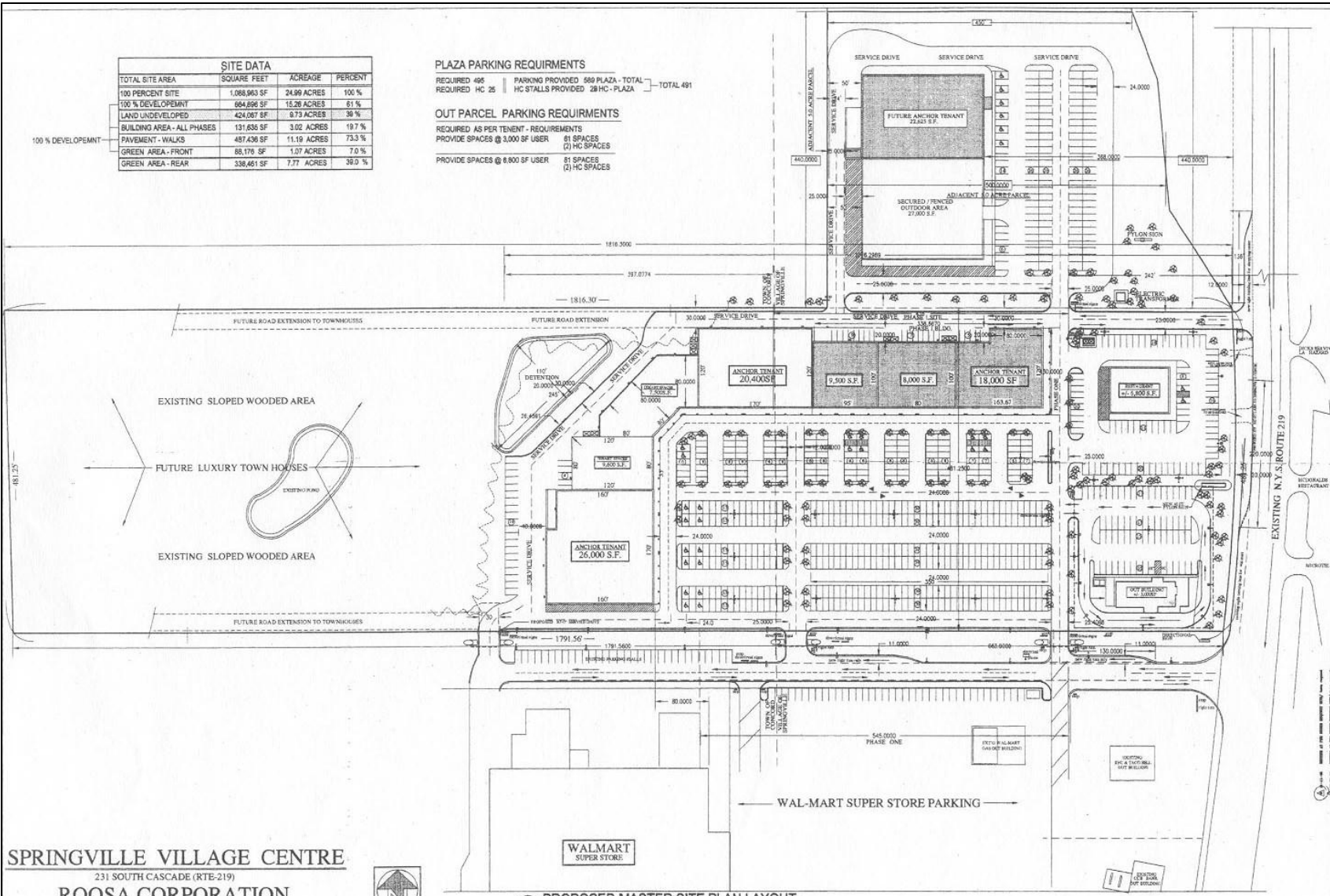
PLAZA PARKING REQUIREMENTS

REQUIRED 486 PLAZA - TOTAL
REQUIRED HC 25 HC STALLS PROVIDED 28 HC - PLAZA - TOTAL 481

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

100 % DEVELOPEMENT



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 APPROVAL OF A LICENSED ARCHITECT.

NO.	DATE	DESCRIPTION
1	01/15/2011	PRELIMINARY SITE PLAN
2	02/15/2011	REVISIONS TO PRELIMINARY SITE PLAN
3	03/15/2011	REVISIONS TO PRELIMINARY SITE PLAN
4	04/15/2011	REVISIONS TO PRELIMINARY SITE PLAN
5	05/15/2011	REVISIONS TO PRELIMINARY SITE PLAN
6	06/15/2011	REVISIONS TO PRELIMINARY SITE PLAN
7	07/15/2011	REVISIONS TO PRELIMINARY SITE PLAN
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10	10/15/2011	REVISIONS TO PRELIMINARY SITE PLAN
11	11/15/2011	REVISIONS TO PRELIMINARY SITE PLAN
12	12/15/2011	REVISIONS TO PRELIMINARY SITE PLAN
13	01/15/2012	REVISIONS TO PRELIMINARY SITE PLAN
14	02/15/2012	REVISIONS TO PRELIMINARY SITE PLAN
15	03/15/2012	REVISIONS TO PRELIMINARY SITE PLAN
16	04/15/2012	REVISIONS TO PRELIMINARY SITE PLAN
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Contact Information

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