

FOR SALE / LEASE

691 Ridge Road (Route 104) Lewiston, New York

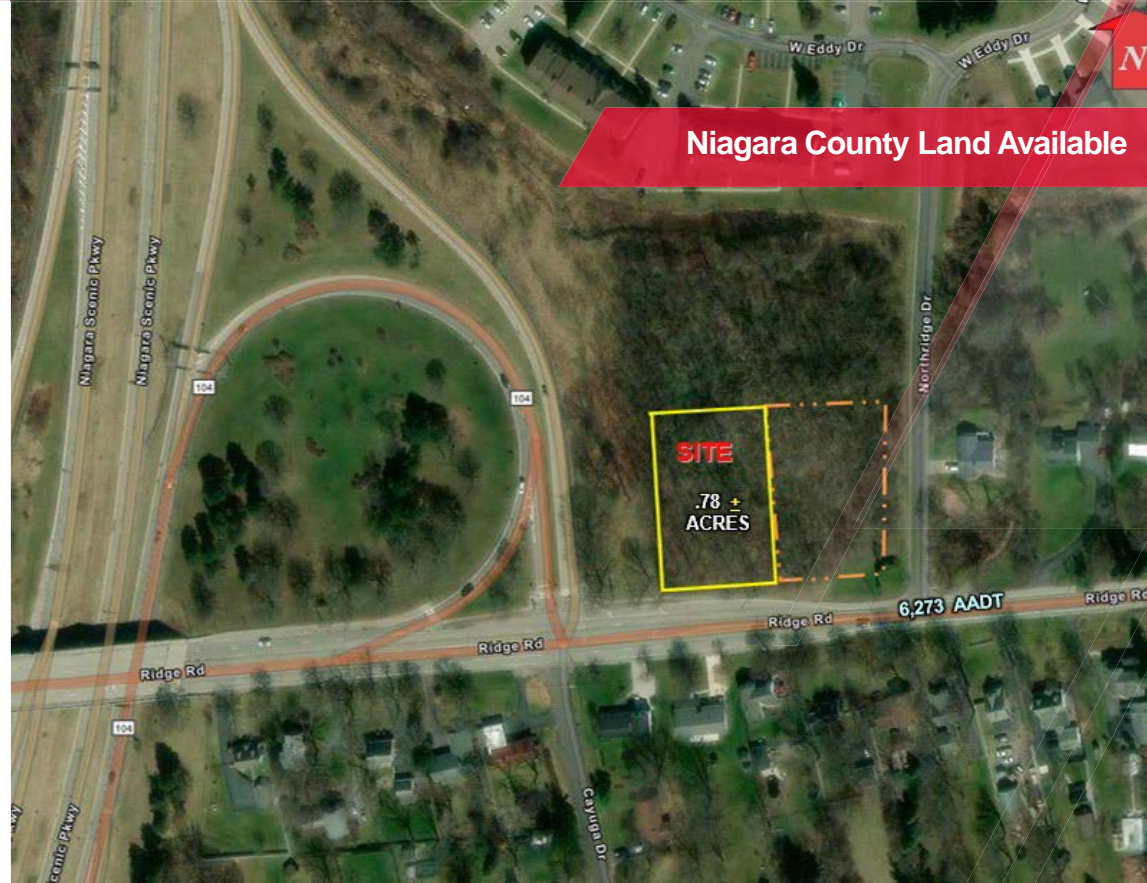


Hard to Find Lewiston Area Development Site

Features	
Lot Size	.78 ± Acres
Zoning	B – General Business

Property Highlights

- .78 Acre Development Site Now Available for Sale or Ground Lease – Ability for Additional Acreage with Adjacent Property
- Located on Ridge Road (Route 104), Immediately off of Niagara Scenic Parkway Exit to Village of Lewiston
- Situated Just Outside of the Start of the Popular Historic Village of Lewiston Central Business District
- Proximate to Artpark, Seneca Golf Course & Resort, Lewiston-Queenston Bridge and Rainbow Bridge to Canada, Niagara Falls, Niagara University
- Dense and Affluent Residential Backup
- Drive-thru Concept Possibilities
- All Utilities to Site
- Ideal for: Quick Service Restaurant User, Medical Use, Freestanding Retail, Restaurant / Bar / Brewery, Financial Institution, Professional Office User, Car Wash



Demographic	3 Mile	5 Miles	10 Miles
Population	12,213	35,315	99,416
Average HH Income	\$116,082	\$99,518	\$95,269

Traffic Counts	
Ridge Road (Route 104)	6,273 AADT
Center Street	12,875 AADT

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Location Map

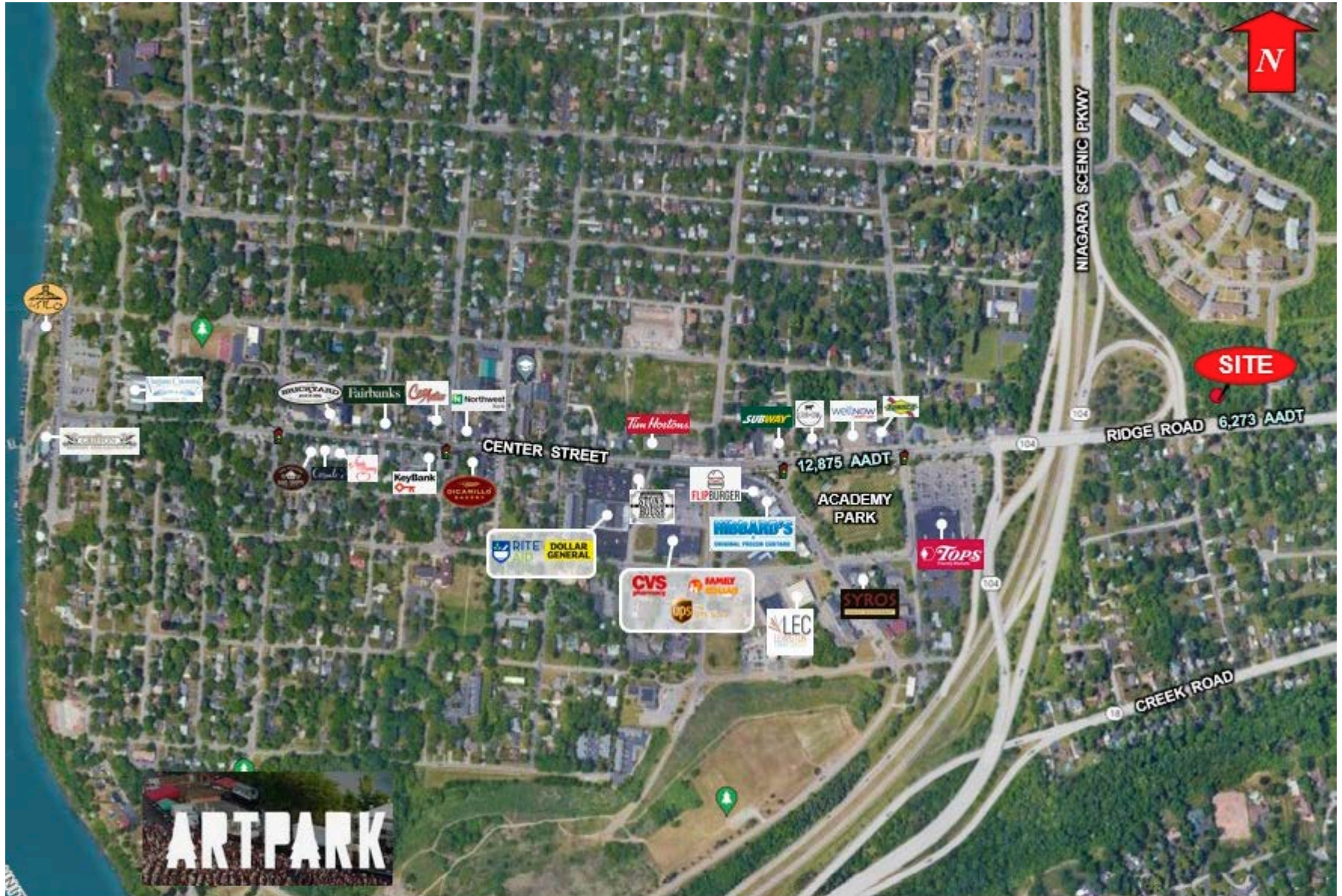
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Aerial