



# 2740-2752 Niagara Falls Blvd.

## Town of Tonawanda, NY

For Sale, Ground Lease or Build-To-Suit

### HIGHLY VISIBLE 1 ± ACRE DEVELOPMENT SITE

#### BUILDING FEATURES

Lot Size	1.07 ± Acres
Zoning	C (General Business)

#### Property Highlights

- Prime Niagara Falls Boulevard development site
- 300' frontage
- Three (3) curb cuts
- All utilities to site
- Proximate to area office, retail and industrial parks
- Easy access to the I-290 and 990 Expressways
- High traffic counts and dense residential demographics



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	6,153	74,115	196,655
Average Household Income	\$82,752	\$74,045	\$83,327



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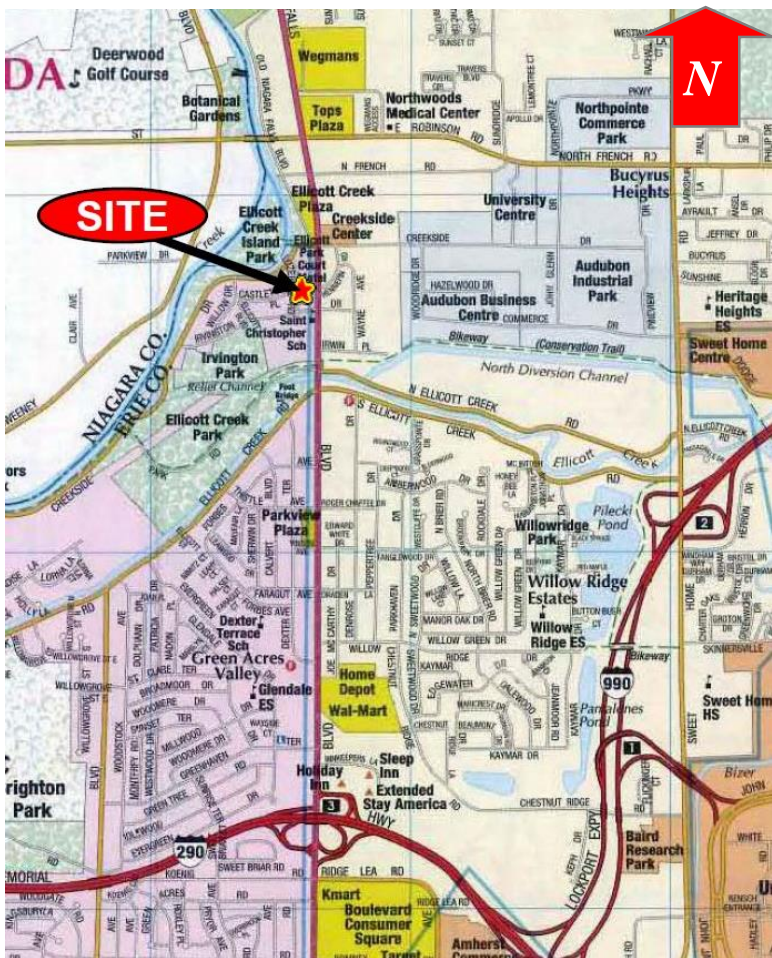
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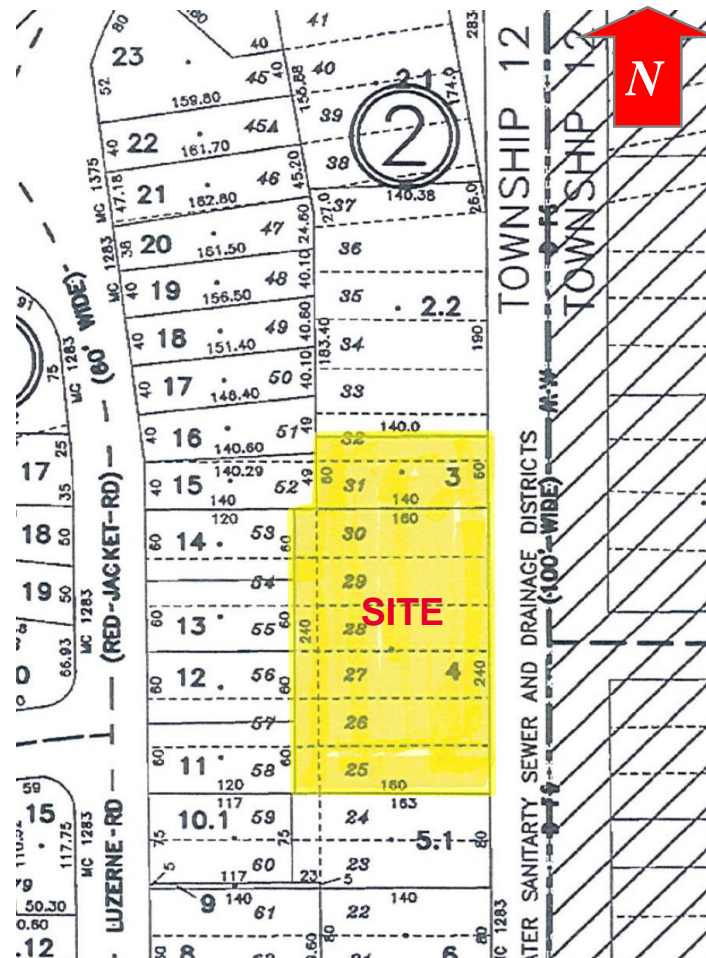
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Location Map



Tax Map

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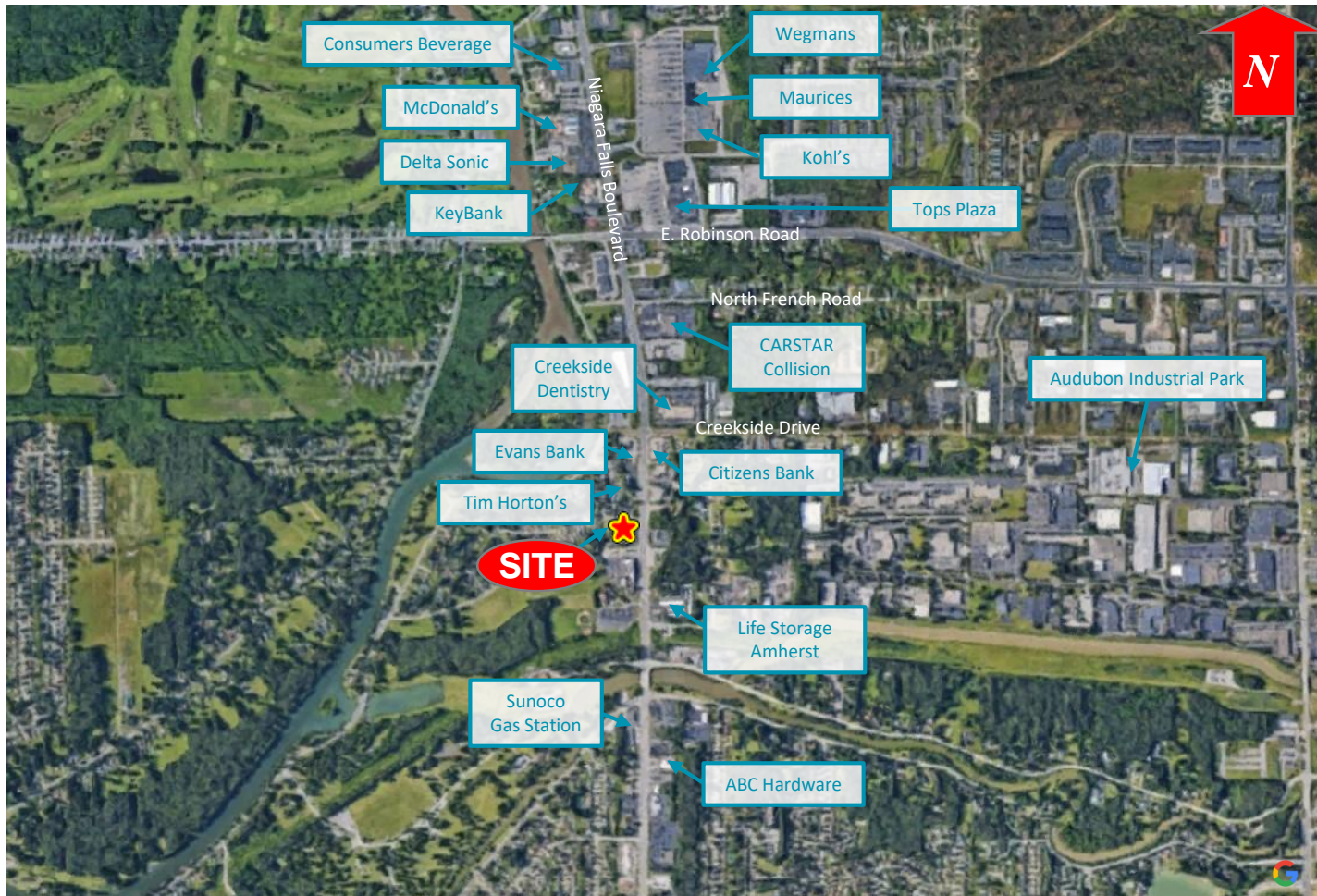
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Aerial

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