



Tonawanda Mixed-Use Waterfront

4002 RIVER ROAD

BUILD-TO-SUIT OPPORTUNITY

- 37.50 acres zoned MU-W: Mixed-Use Waterfront
- Variety of land uses (see page 2 for short list)
- 1,375' of water frontage on the Niagara River
- Barge access shipping capabilities
- 1 mile to Interstate 190
- 960' frontage on River Road

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Mixed-Use Waterfront Location

DETAILS:

Site Acreage: 37.50 acres

Zoning: Mixed- Use Waterfront

Building Size: Subject to Site Plan Review

Height: Subject to Site Plan Review

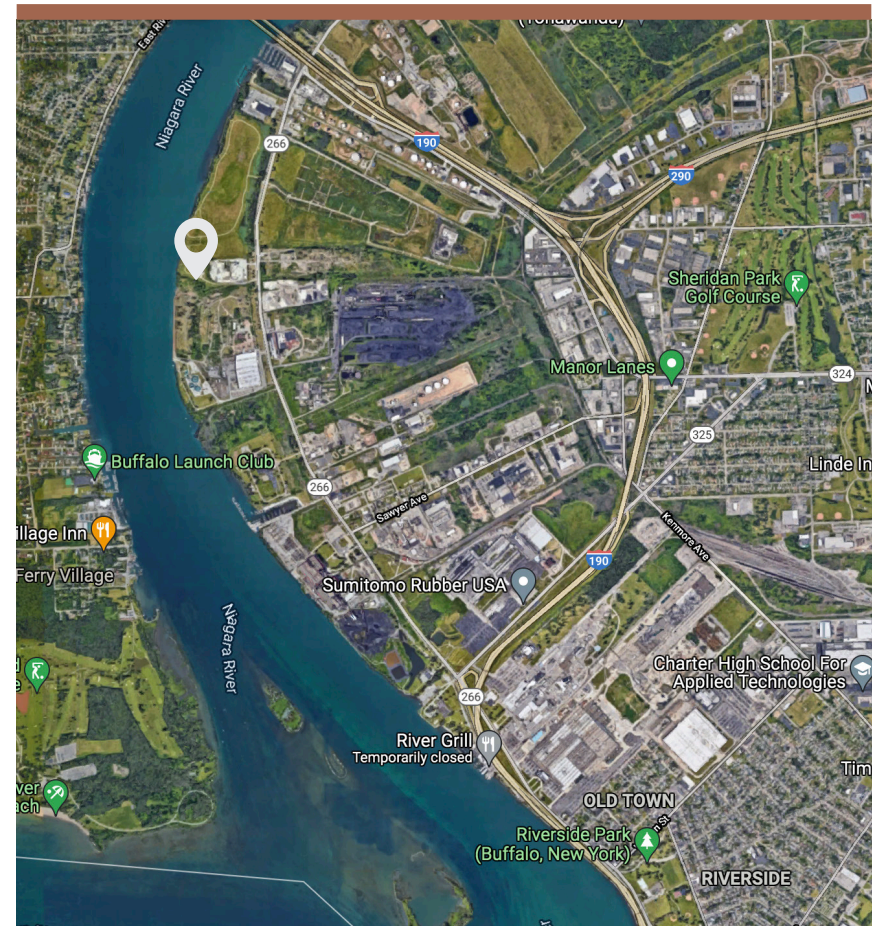
Utilities: Electric, natural gas, water & wastewater on-site.

Water frontage: 1,375' on the Niagara River

Additional Usage: Barge access shipping capabilities

Permitted Uses:

- Recreation or entertainment facility (indoor)
- Business Offices
- Cannabis Microbusiness
- Micro-winery, brewery, or distillery
- Gym, fitness, or health club
- Hotel
- Restaurant or bar
- Retail store



Location of Site, 4002 River Road, Tonawanda, New York