

FOR SALE

2545 Niagara Falls Boulevard

Amherst, New York



Pyramid Brokerage
Company

AMHERST AREA RETAIL/DEVELOPMENT OPPORTUNITY

Features

Building Size	8,100 \pm Sq.Ft.
Lot Size	1.5 \pm Acres
Zoning	GB
Parking	Ample

Property Highlights

- Two (2) buildings on-site totaling 8,100 \pm sq.ft.
- 5,900sf restaurant building: turn-key restaurant opportunity, climate-controlled patio
- 2,200sf mixed-use building
- Located on heavily traveled Niagara Falls Boulevard
- Signalized corner of S. Ellicott Creek Road
- 1.3 miles from NYS Thruway I-290 Exit 3 (Niagara Falls Blvd)
- Central to all of Western New York
- Proximate to University at Buffalo North Campus, area hotels, office parks, the Niagara Falls Boulevard Retail Corridor and the Niagara Falls Blvd/East Robinson Road Retail Corridor
- Excellent demographics and traffic counts
- Ideal for: restaurant/bar operator, brewery/distillery, mixed-use development, quick service restaurant, fast food, traditional retail development

Contact

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Demographic	1 Mile	3 Miles	5 Miles
Population	6,424	80,638	311,661
Average HH Income	\$105,419	\$90,027	\$106,592

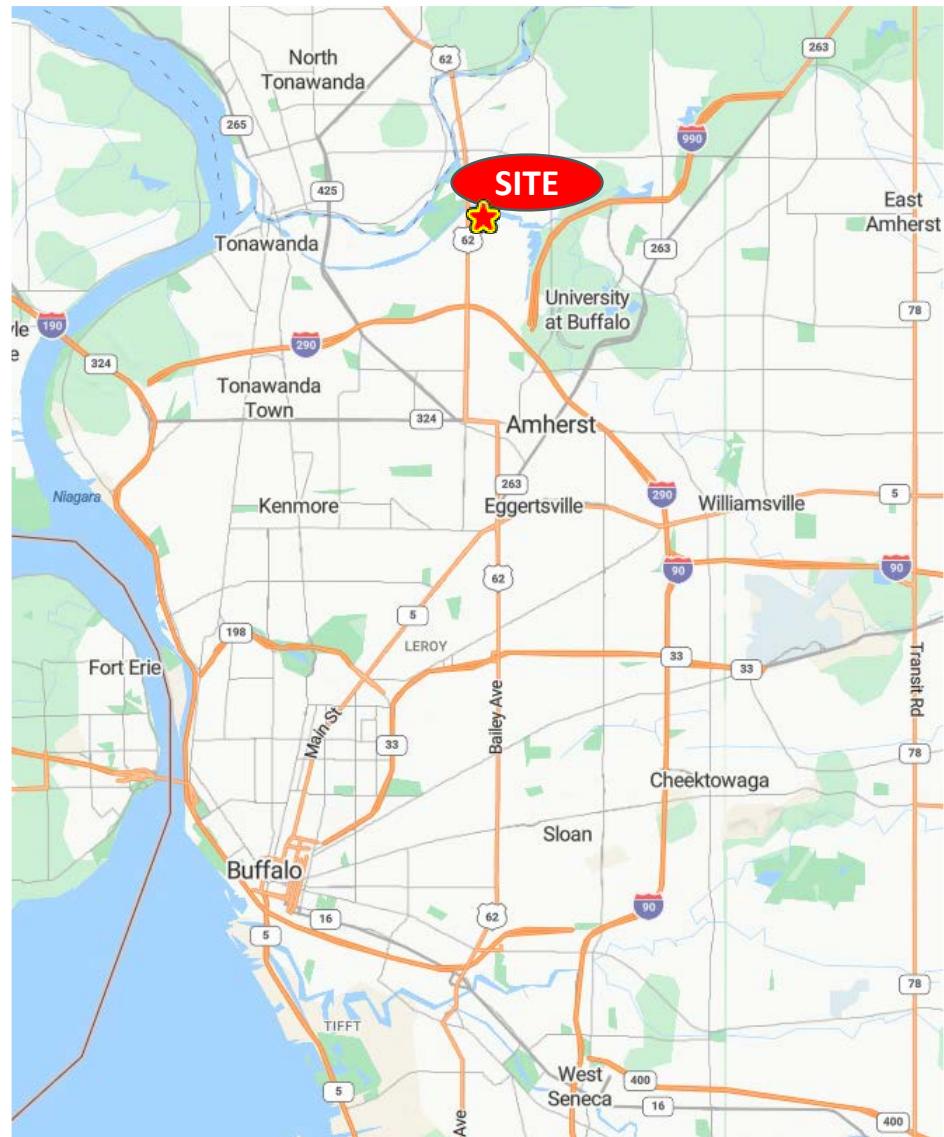
Traffic Counts	
Niagara Falls Blvd	35,775 AADT
Ellicott Creek Road	7,744 AADT

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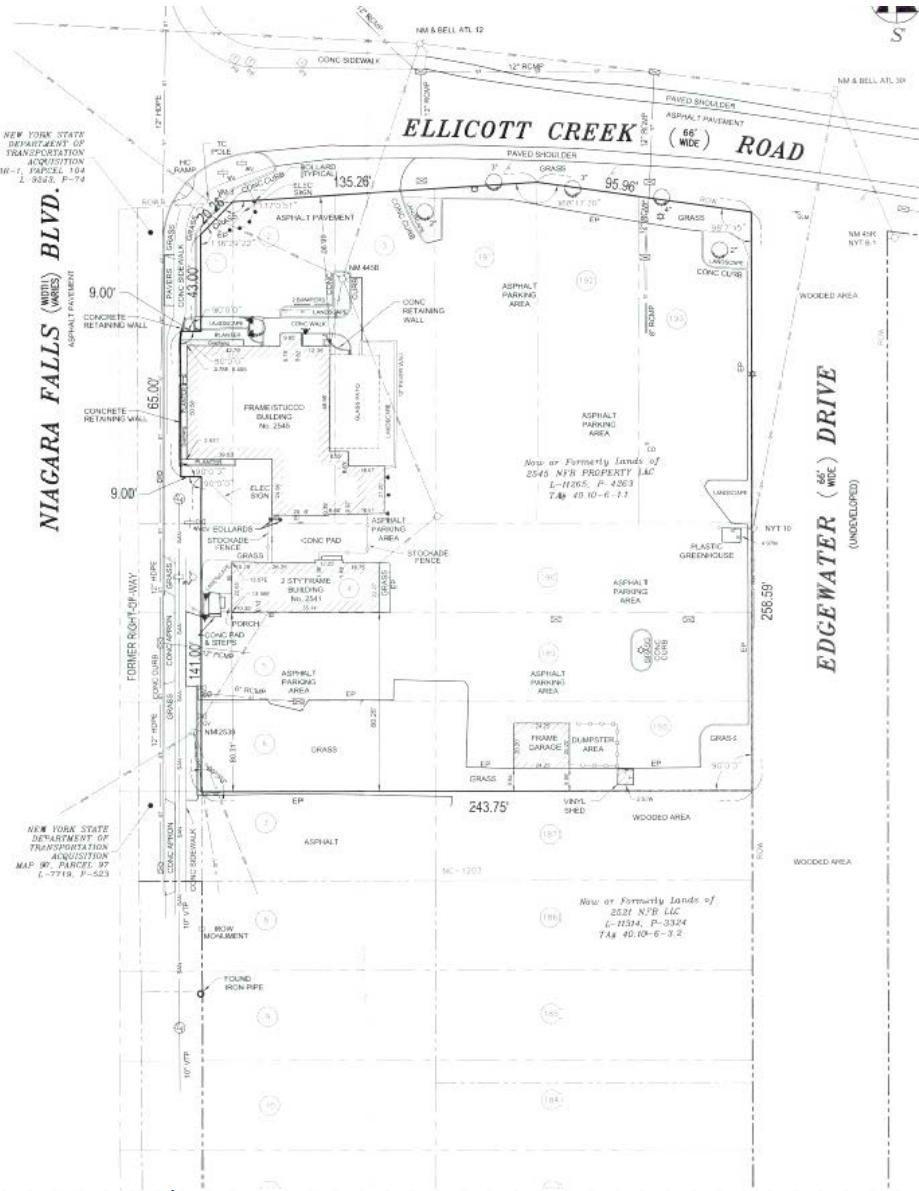
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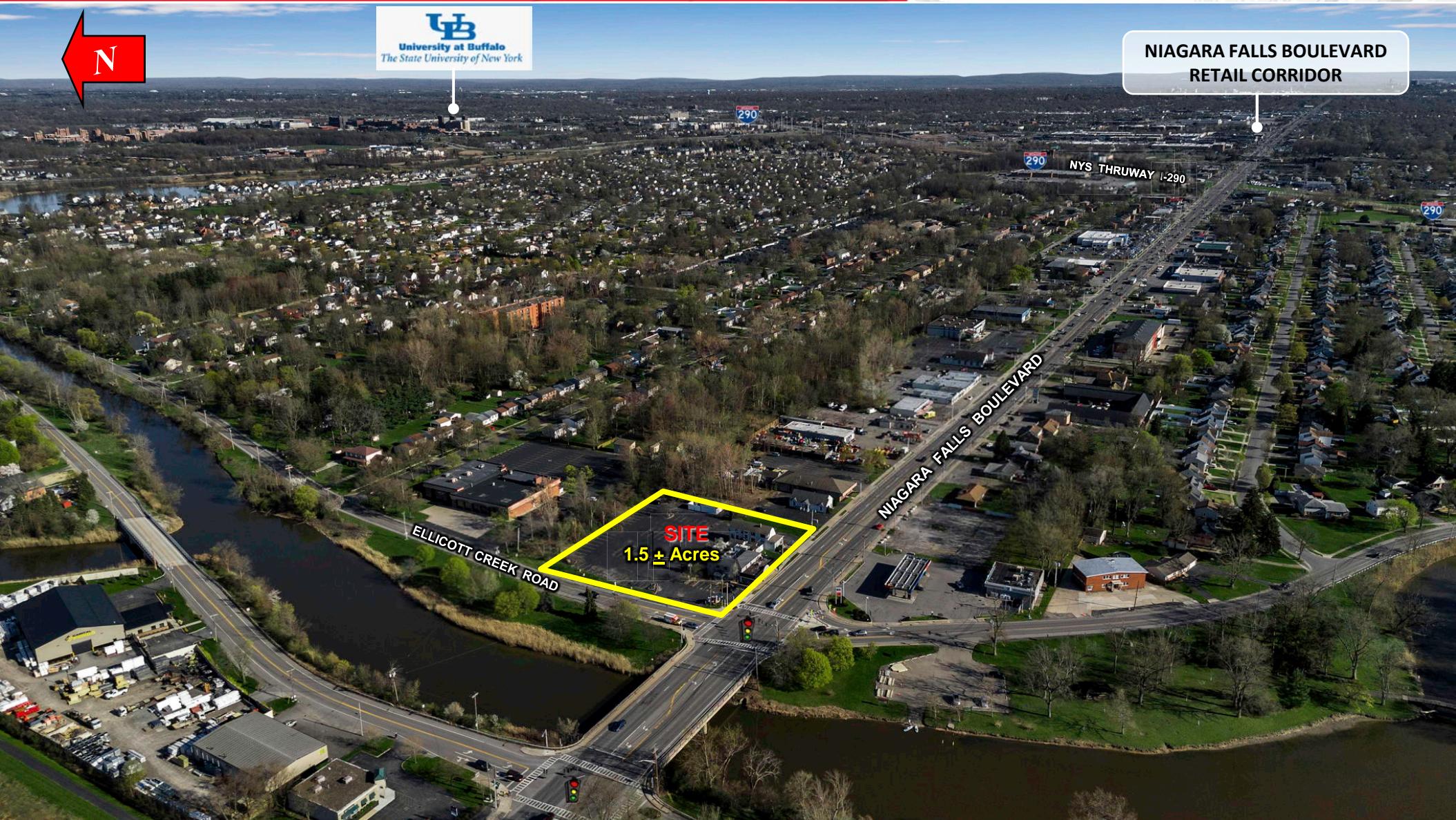
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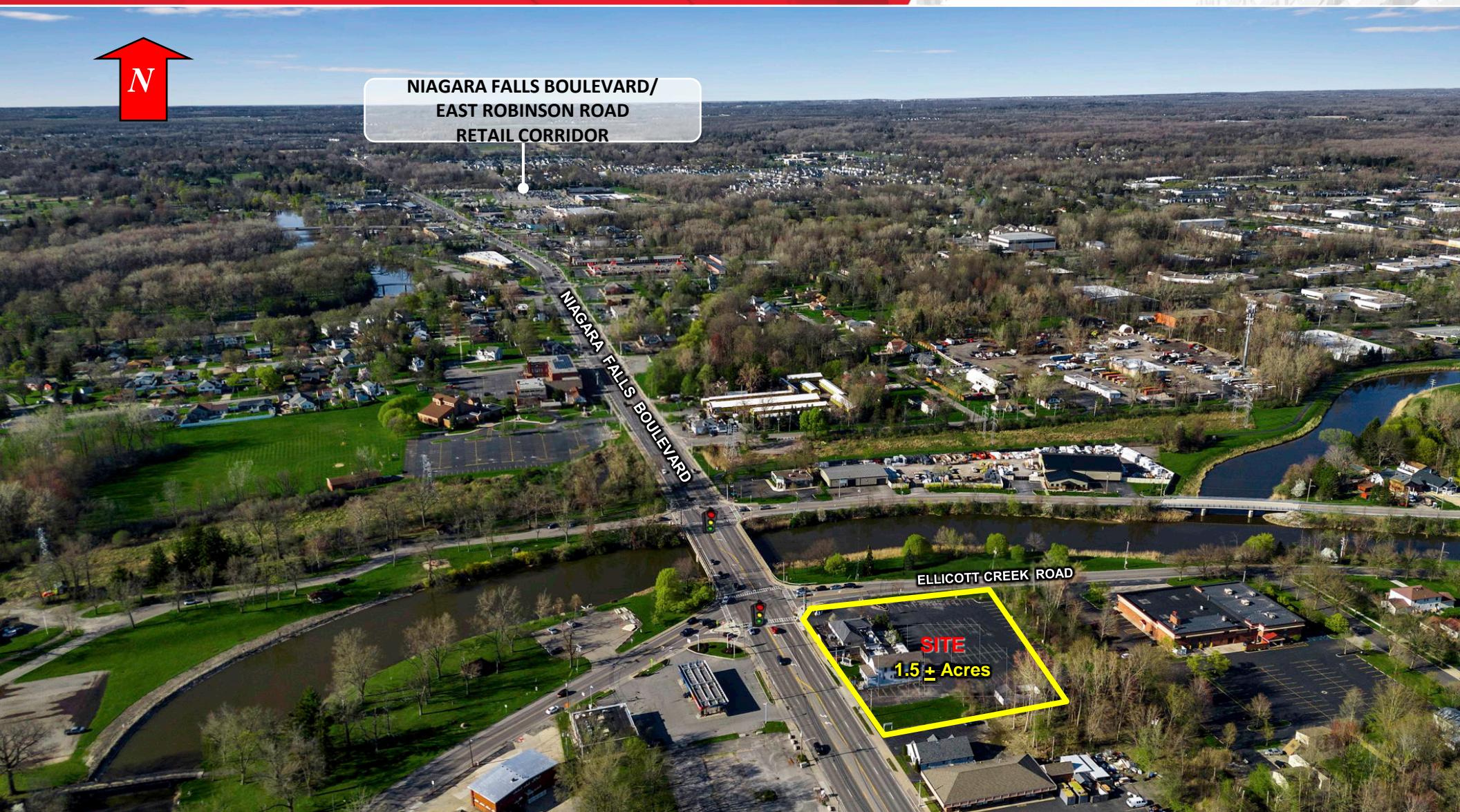
Location Map



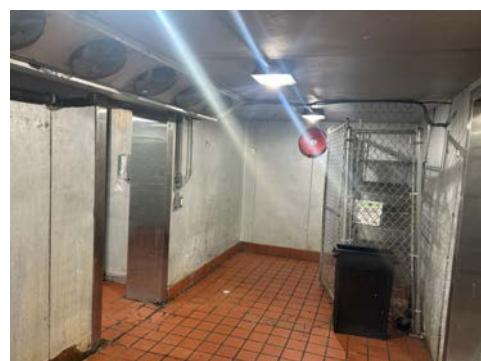
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Interior Photos

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RETAIL AERIAL

Niagara Falls Boulevard & East Robinson Road

Amherst / Tonawanda, New York

