

Formerly The Grapevine Restaurant. Redevelopment Opportunity 1.5+/- Acres
 2545 Niagara Falls Boulevard, Amherst, NY 14228



OFFERING SUMMARY

Sale Price:	Call For More Details
Lot Size:	1.5 Acres
Building Size:	12,107 SF
Zoning:	Commercial
Market:	Buffalo/Niagara Falls
Submarket:	North

PROPERTY OVERVIEW

Discover an exceptional Redevelopment opportunity on Niagara Falls Blvd in Amherst! This expansive 1.5-acre corner lot is perfectly positioned on the bustling Niagara Falls Blvd, making it an ideal site for a lucrative development project. With an impressive 484 feet of road frontage, this highly visible and accessible location is easily reached from both Ellicott Creek Rd and Niagara Falls Blvd. The property features a fully paved, large parking lot, a well-established restaurant, formerly the Grapevine Restaurant, which recently closed after 41 successful years in business, an adjacent duplex, offering potential income while you plan your development. The spacious layout and strategic positioning make this property versatile for various development possibilities. The location's prominence is highlighted by an average daily traffic count of 35,600, ensuring a constant flow of potential customers and clients. With its strategic location and 12,107+/- SF structures, this property is poised to become a cornerstone of success for new, reuse, or development projects. Situated in a dynamic and growing community, don't miss out on this prime Redevelopment opportunity!



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LOCATION DESCRIPTION

Located on a bustling commercial corner lot of Niagara Falls Blvd and Ellicott Creek Rd in Amherst, New York. Which is situated on a major thoroughfare, Route 62 Niagara Falls Blvd, is the main North-South Route into Niagara Falls. Across from Ellicott Creek Park, Nearby Amherst Office Park, Tops Supermarket, Wegman's, Kohls, Target, Trader Joe's, Tim Horton's, Anderson's Frozen Custard and University of Buffalo.

PROPERTY HIGHLIGHTS

- 12,107+/- SF
- 1.5 Acres
- Lot Size: 243' x 244'
- 90+/- Paved Parking Spaces
- Excellent Visibility



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ADDITIONAL PHOTOS

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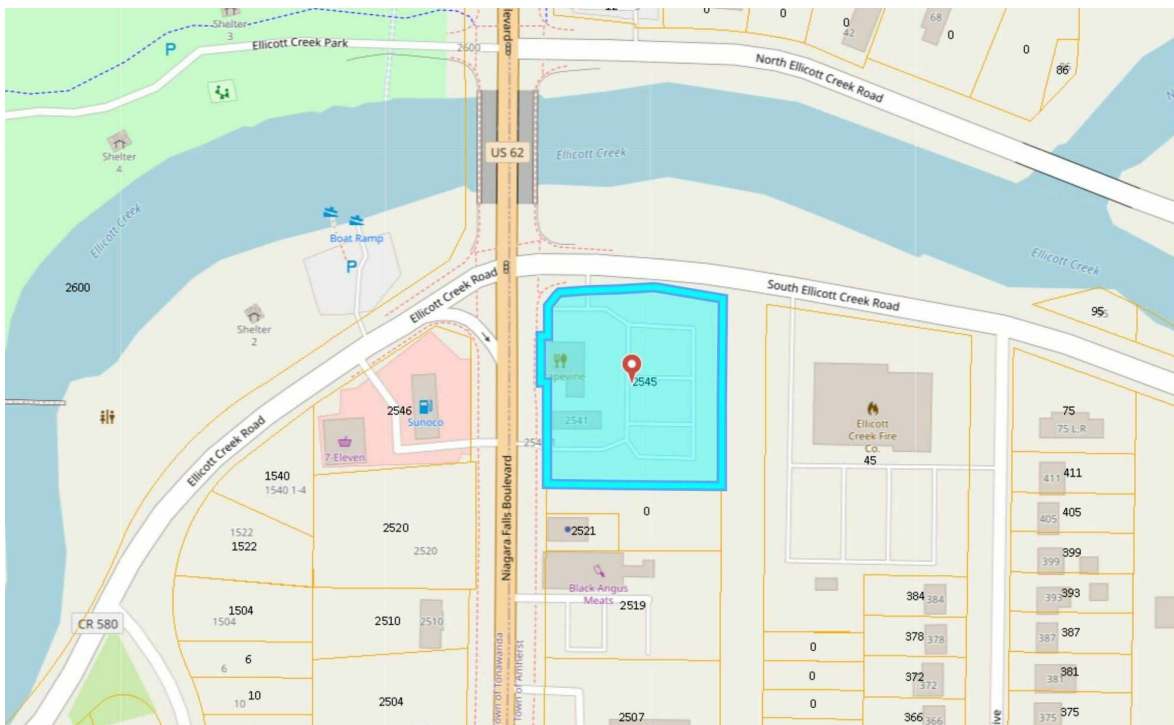
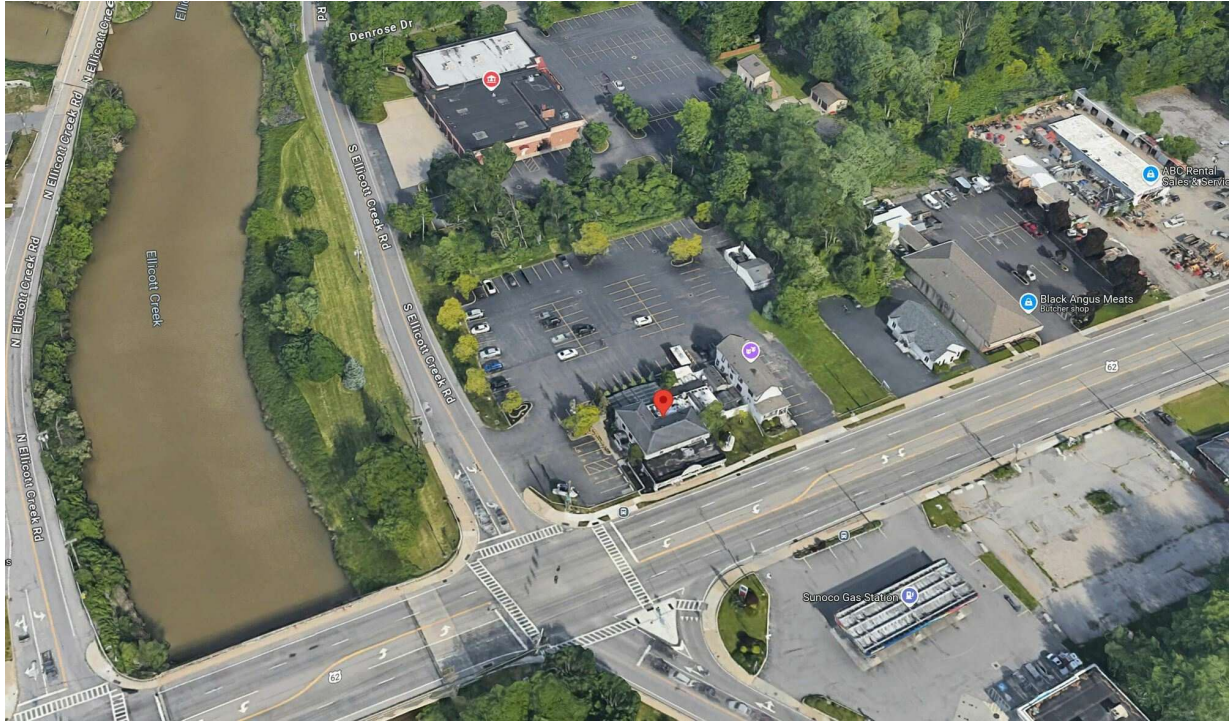


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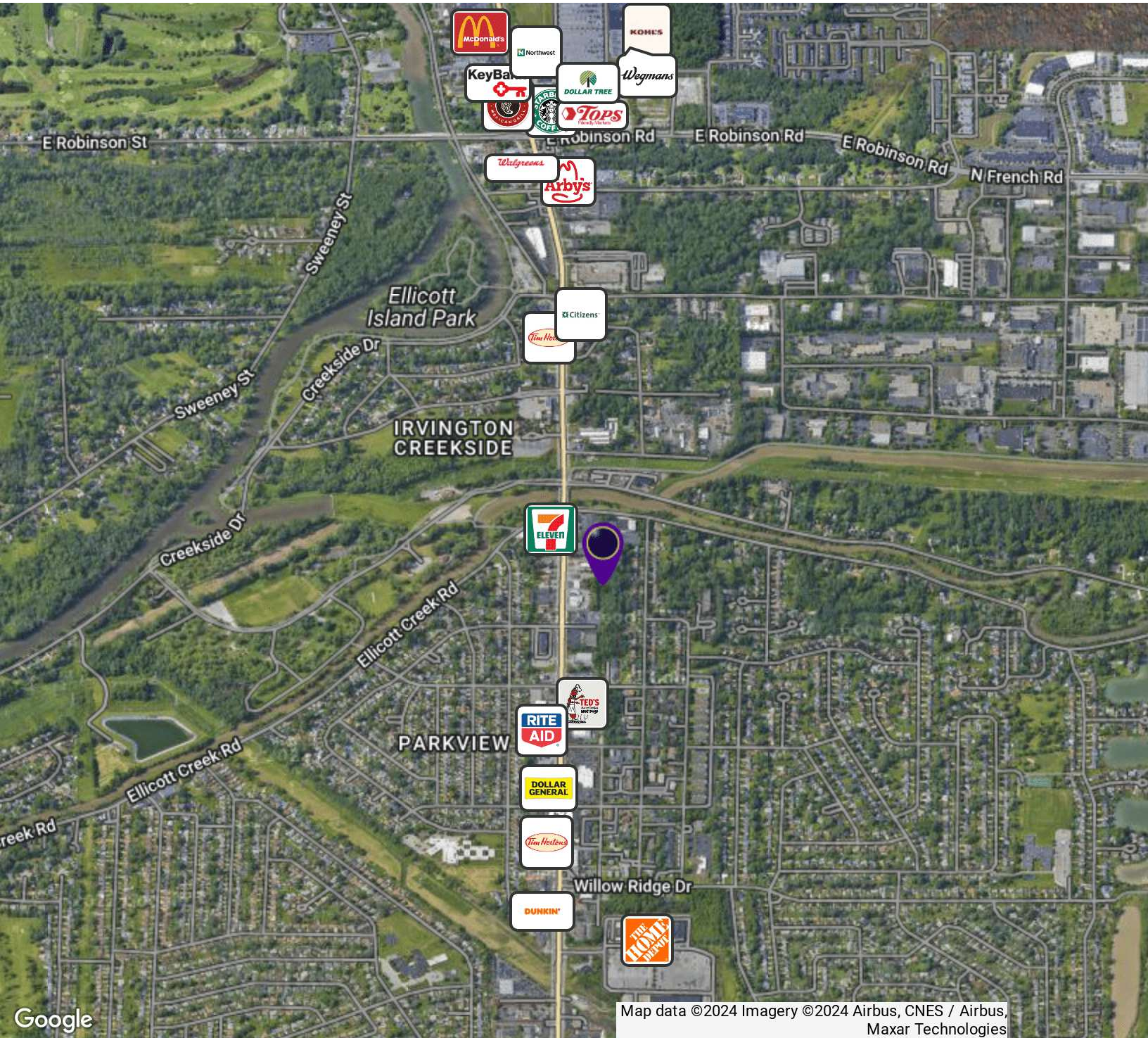


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Google

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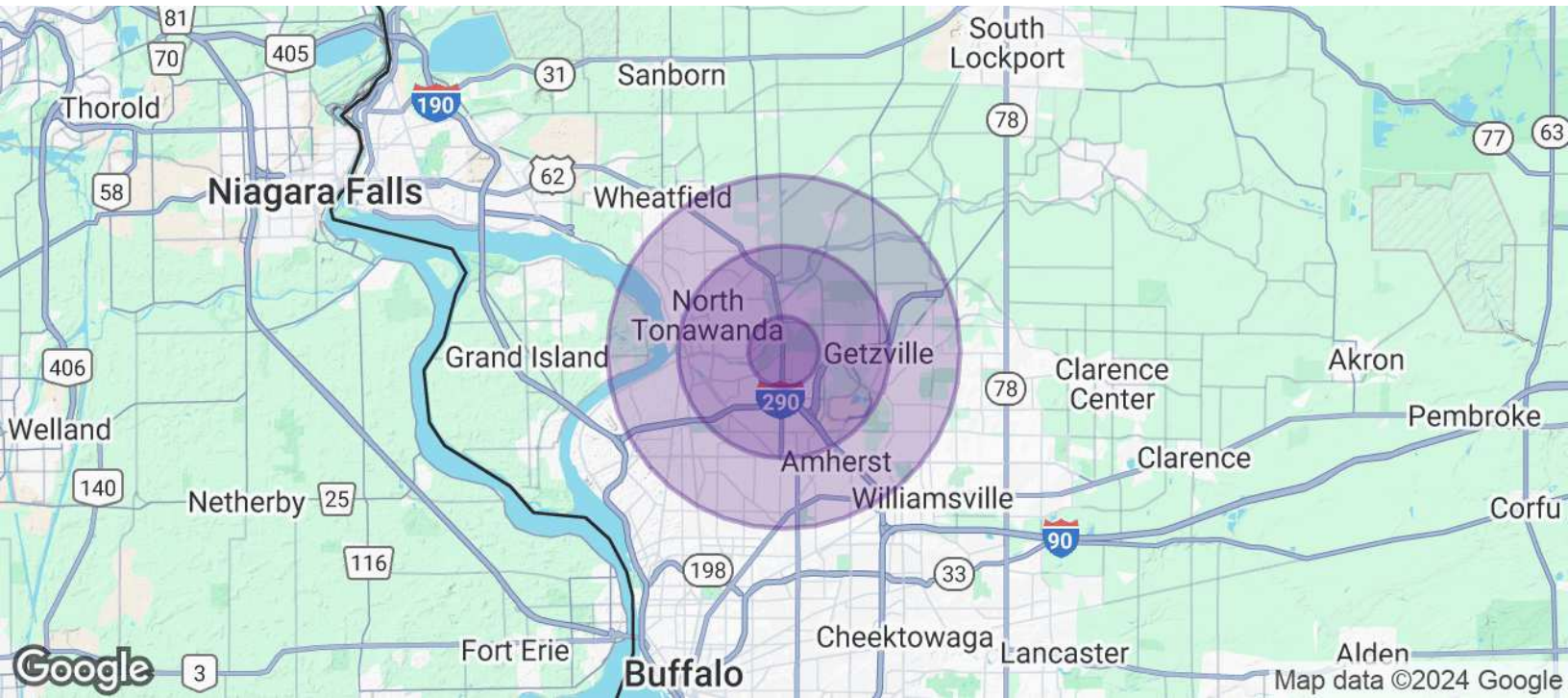


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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,200	79,795	212,990
Average Age	42	41	42
Average Age (Male)	40	39	40
Average Age (Female)	44	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,239	33,293	89,969
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$87,900	\$86,287	\$99,207
Average House Value	\$289,817	\$247,912	\$265,682

Demographics data derived from AlphaMap



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