

# 4,007+/- SF Retail Space

1787 Love Rd, Grand Island, NY 14072



## OFFERING SUMMARY

|                |             |
|----------------|-------------|
| Available SF:  | 4,007 SF    |
| Lease Rate:    | \$14 SF/yr  |
| Lot Size:      | 0.69 Acres  |
| Year Built:    | 1968        |
| Building Size: | 9,840 SF    |
| Zoning:        | Commercial' |

## PROPERTY OVERVIEW

Embrace the potential of this impressive lease opportunity on Love Rd in Grand Island, NY! This standout property features a spacious, modern design with ample storefront visibility to captivate passing traffic. Inside, the versatile layout provides the perfect canvas for a range of retail or street retail concepts, and customizable floor space. Tenants will appreciate the convenience of dedicated parking and easy access for both customers and deliveries. The prime location offers exceptional exposure in a thriving retail corridor, ensuring maximum visibility and foot traffic.

## DEMOGRAPHICS

|                   | 0.25 MILES | 0.5 MILES | 1 MILE   |
|-------------------|------------|-----------|----------|
| Total Households  | 259        | 813       | 1,893    |
| Total Population  | 538        | 1,711     | 4,173    |
| Average HH Income | \$94,957   | \$92,547  | \$99,600 |

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### LOCATION DESCRIPTION

Discover the vibrant surroundings of this prime retail leasing opportunity on Love Rd in Grand Island, NY! The area offers a dynamic mix of residential neighborhoods, recreational parks, and high-traffic shopping centers, creating a bustling community ripe for new retail ventures. Nearby, tenants will find the scenic Beaver Island State Park, ideal for attracting outdoor enthusiasts year-round. Just a short drive away, the Fashion Outlets of Niagara Falls USA and the Boulevard Mall draw in a diverse consumer base. With a strategic location near major roadways and a strong retail presence, the potential for success at this location is boundless.

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NY & PA Licensed Broker

**RICK RECCKIO**

716.998.4422

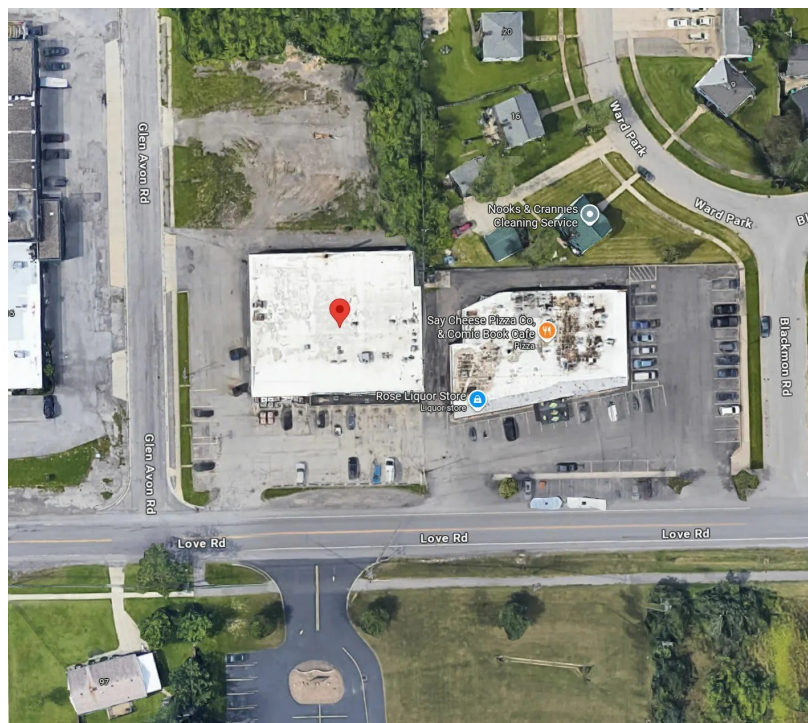
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221

ADDITIONAL PHOTOS

# 4,007+/- SF Retail Space

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**Recckio**  
Real Estate & Development Inc.

NY & PA Licensed Broker

**RICK RECCKIO**

716.998.4422

rick@recckio.com

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Page // 3

## LOCATION MAP

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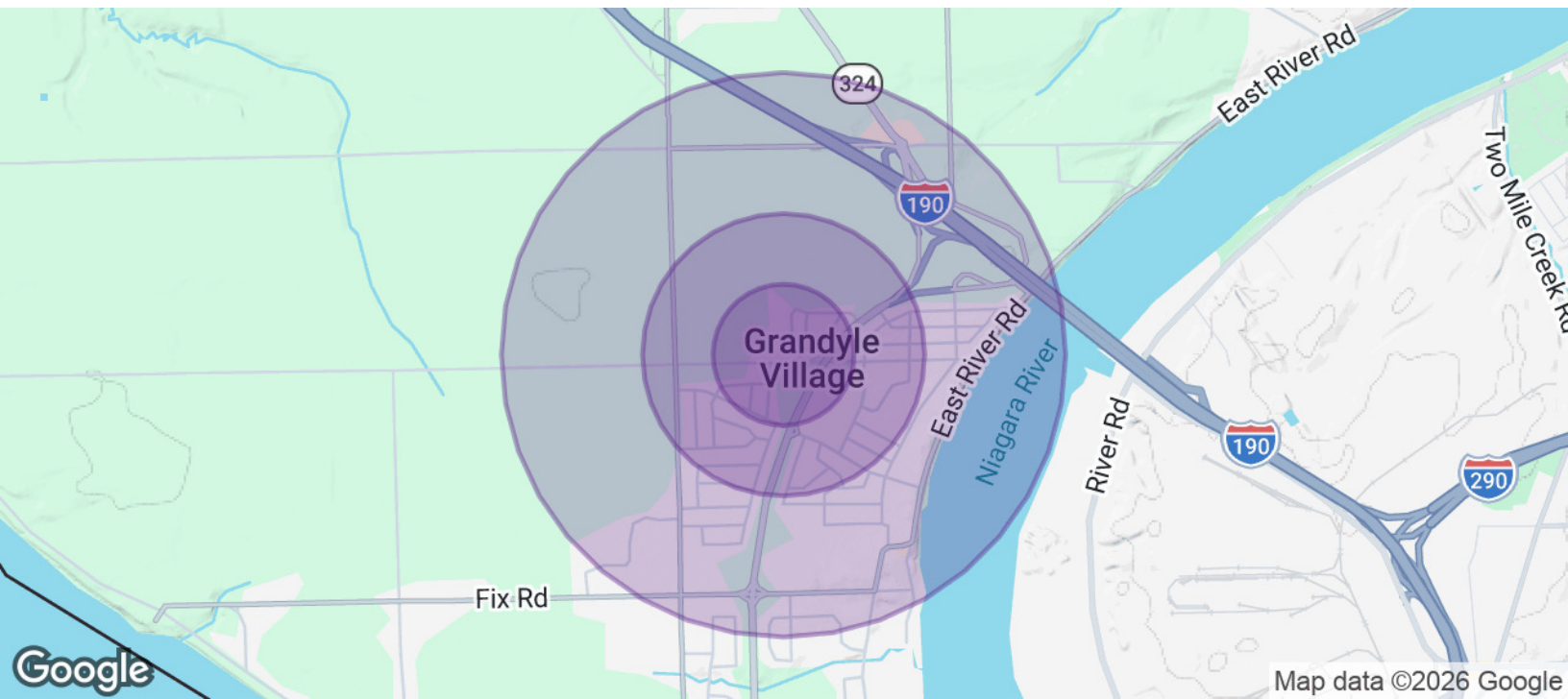
716.998.4422

[rick@recckio.com](mailto:rick@recckio.com)

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| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 538        | 1,711     | 4,173  |
| Average Age          | 48.5       | 47.7      | 46.3   |
| Average Age (Male)   | 42.6       | 43.5      | 44.3   |
| Average Age (Female) | 56.6       | 55.3      | 51.7   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 259        | 813       | 1,893     |
| # of Persons per HH | 2.1        | 2.1       | 2.2       |
| Average HH Income   | \$94,957   | \$92,547  | \$99,600  |
| Average House Value | \$184,635  | \$190,686 | \$215,063 |

2023 American Community Survey (ACS)



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