

FOR SALE: REDEVELOPMENT

11 FELTON ST, NORTH TONAWANDA, NY 14120



1.60+/-
ACRES



18,376
VEHICLES PER DAY



\$ PRICE
UPON REQUEST

OFFERING SUMMARY

Size	1.60+/- SF
Traffic Counts	River Rd: 18,376/vpd
Price	Upon Request
Zoning	M-2

PROPERTY HIGHLIGHTS

- **Development Potential:** Ideal for retail or commercial redevelopment.
- **Prime Location:** Situated in North Tonawanda, near major roads such as River Rd, Division St & Payne Ave
- **Accessibility:** Close to key highways like I-290, providing easy access to Buffalo (20 minutes) and Niagara Falls (15 minutes)
- **Growth Opportunity:** Located in a vibrant area with increasing commercial and tourist traffic, perfect for investors seeking high visibility and strong market potential



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	8,565	53,358	130,844
Median HH Income	\$63,294	\$76,777	\$76,497
Households	4,093	24,245	59,559
Employees	2,369	14,976	48,156

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Jacob Rivera, Partner
Licensed Associate Real Estate Broker
M: 310.650.4322 O: 585.454.4500 x 118
jrivera@caliberbrokerage.com

Caliber Commercial Brokerage LLC
1657 East Avenue | Rochester, NY 14610
caliberbrokerage.com
585.454.4500