

5,000+/- SF Retail/Office Space

2250 Military Rd, Tonawanda, NY 14150



OFFERING SUMMARY

Sale Price:	\$150,000
Lot Size:	0.35 Acres
Year Built:	1968
Building Size:	5,000 SF
Zoning:	Commercial
Price / SF:	\$30.00

PROPERTY OVERVIEW

This property consist of a 3000 SF house/office retail space and 2,400 SF garage space. The 3,000 SF office area was gutted buy the owner down to studs. The original property had an addition put onto the back making more space accessible and ideal for a number of different business users. The perfect space for drive by traffic with excellent exposure on Military Road. The first floor consist of a large reception area with original fireplace, multiple private offices, and access to the garage. The second floor has a few more private offices. The garage base is one open floor plan that could be utilized by extra storage, parking of vehicles, or conducting business out of this particular building. The garage space was also gutted and the floor was removed. Excellent opportunity for any business looking to create their own space.



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PROPERTY SUMMARY

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LOCATION DESCRIPTION

Property is located just north of the NYS Thruway I-290. The Property has excellent visibility and has great access to Military road, which has an average daily traffic count of approximately 17,000 +/- vehicles. 3 mile population of approximately 93,259 +/- persons. Easily accessible to downtown Buffalo, Niagara Falls, and all major roadways around the Western new York area.

PROPERTY HIGHLIGHTS

- Excellent Location
- 3,000+/- SF Office with 2,400+/- SF Garage
- Guttled Ready for Renovations
- Ideal for a number of businesses
- Close proximity to NYS-Thruway I-290



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ADDITIONAL PHOTOS

5,000+/- SF Retail/Office Space

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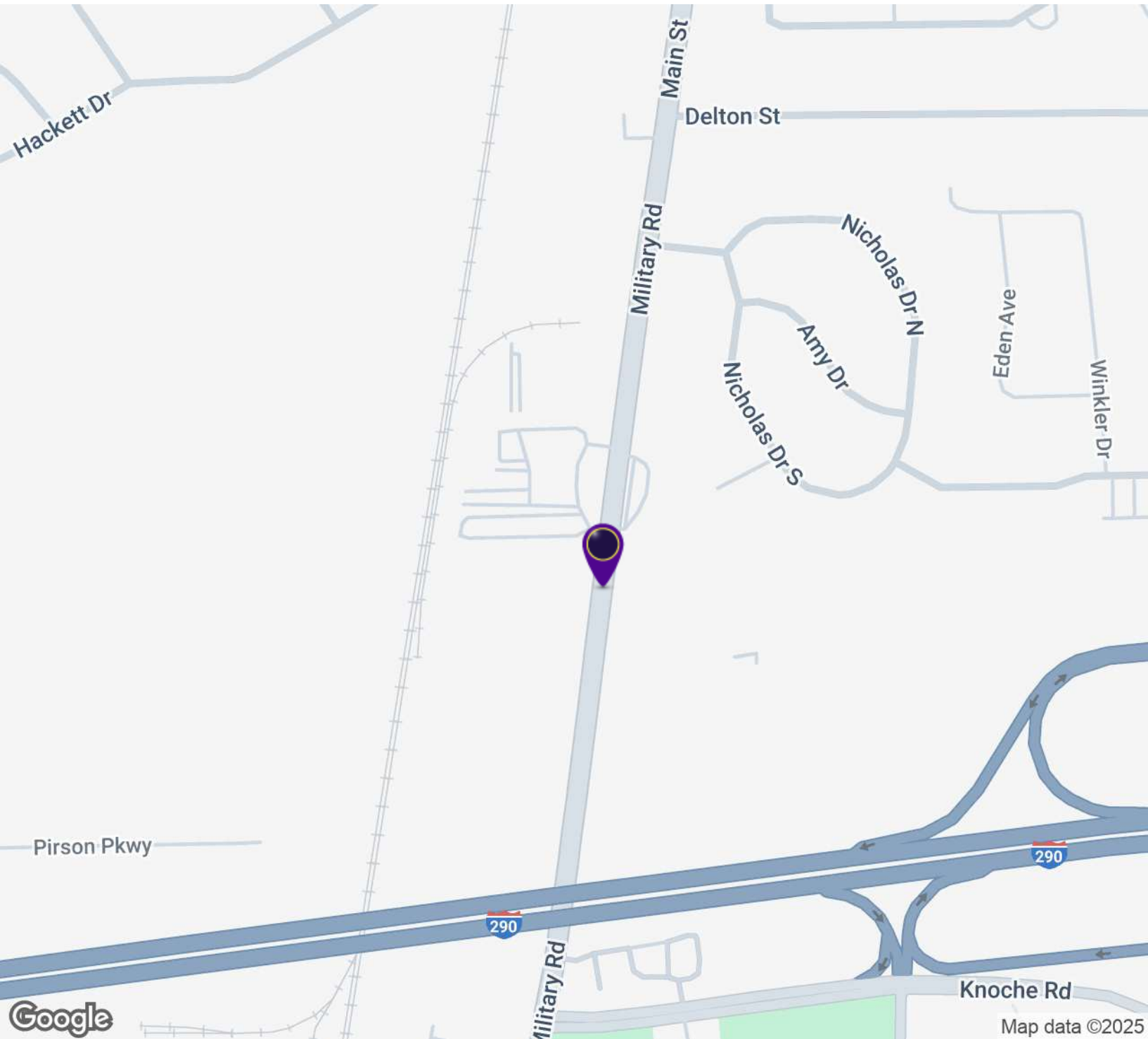
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LOCATION MAP

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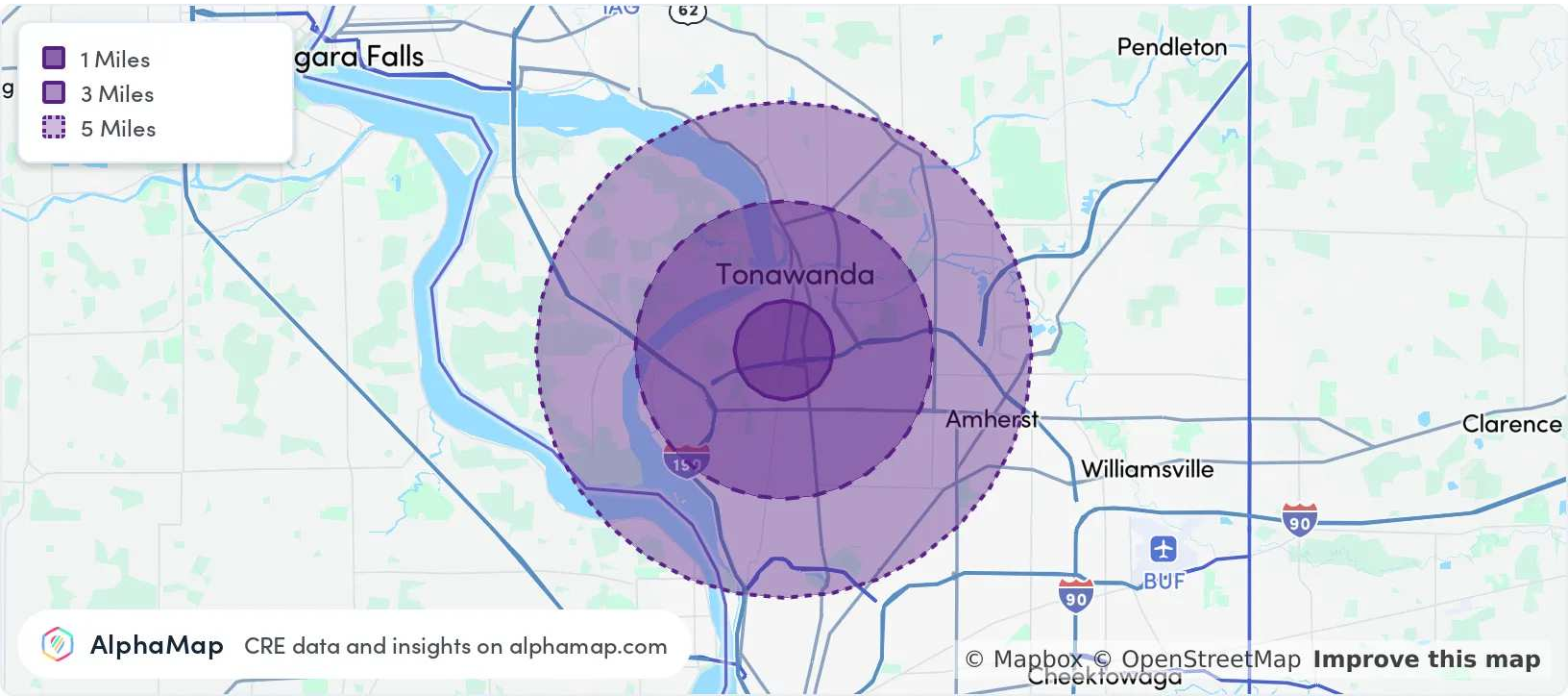


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,652	96,203	255,112
Average Age	44	43	41
Average Age (Male)	43	42	39
Average Age (Female)	46	45	42

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,843	44,428	110,139
Persons per HH	2.2	2.2	2.3
Average HH Income	\$71,203	\$86,199	\$87,843
Average House Value	\$195,606	\$225,780	\$259,395
Per Capita Income	\$32,364	\$39,181	\$38,192

Map and demographics data derived from AlphaMap



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