

FOR LEASE

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1750 Niagara Falls Boulevard Tonawanda, New York 14150



END CAP OF 2,300 SF, ADJOINING I-290 FOR LEASE

Boulevard Place, 1730-1760 Niagara Falls Boulevard, Tonawanda, combines enormous street and highway traffic counts, immediate access off WNY most commercially relevant interstate, great on-site parking, a huge residential population, and ingress/egress through a signalized major intersection. This plaza of about 16,575 sf adjoins the south off-ramp from I-290. There is a curb cut off Niagara Falls Boulevard, as well as on Koenig Road with parking for 90 cars. Current tenants are Aspen Dental, AT&T, Great Clips, White Rabbit Deserts, Nail Boutique, and Rock Burger.

Now available is perhaps the most prominent space in the plaza: the lease term of the 2,300 sf Nascentia Health space is 10-1-24 and the premises may be shown now. The space faces the ingress/egress to the I-290 with parking adjoining its east and north perimeter. The rent rate is \$21.00 per sf NNN.

Boulevard Place is in the middle of WNY's greatest concentration of retail and business activity, a stable, affluent, residential community, and within about two miles of SUNY at Buffalo's Amherst campus.

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1750 Niagara Falls Boulevard

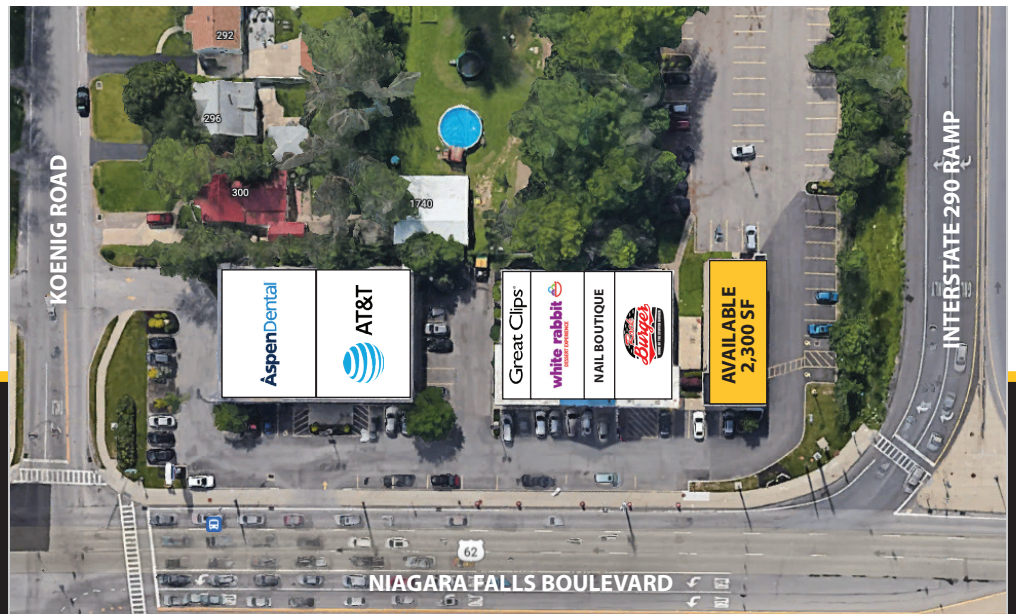
Tonawanda, New York 14150

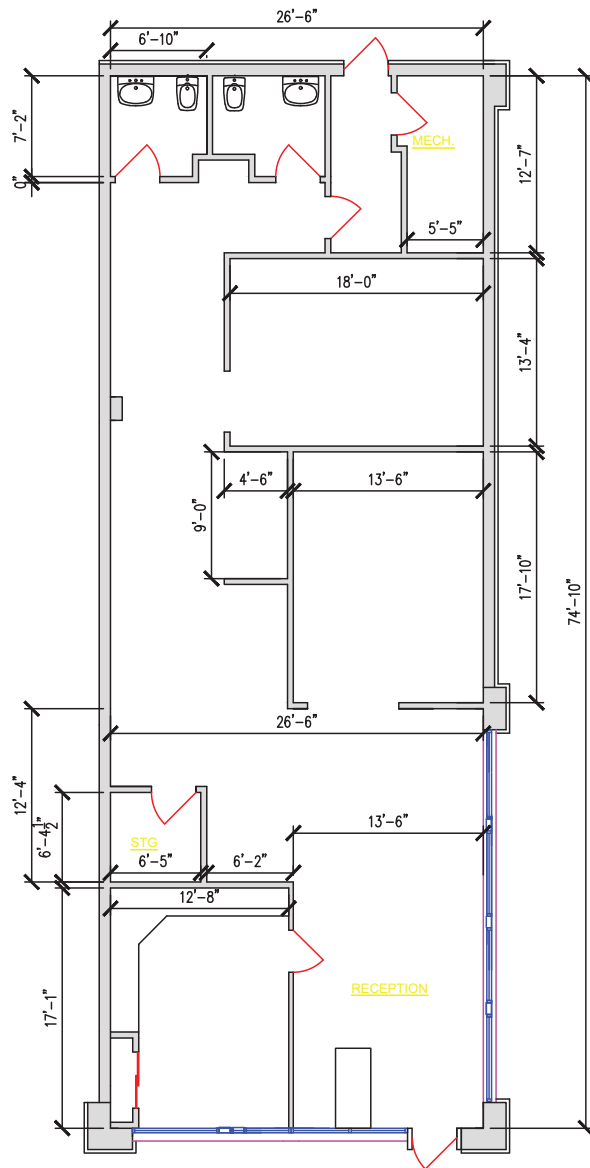
PROPERTY OVERVIEW

Lot Size	1.85 +/- Acres
Total SF	16,575 +/- SF
Leasable SF	2,300 +/- SF
Year Built	2010
Traffic Count	38,300 ADT
Stories	1
Zoning	C General Business
Parking	90 Cars

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	12,029	106,288	283,808
Total Households	5,982	44,775	120,792
Ave. Annual Income	\$54,135	\$57,425	\$57,791

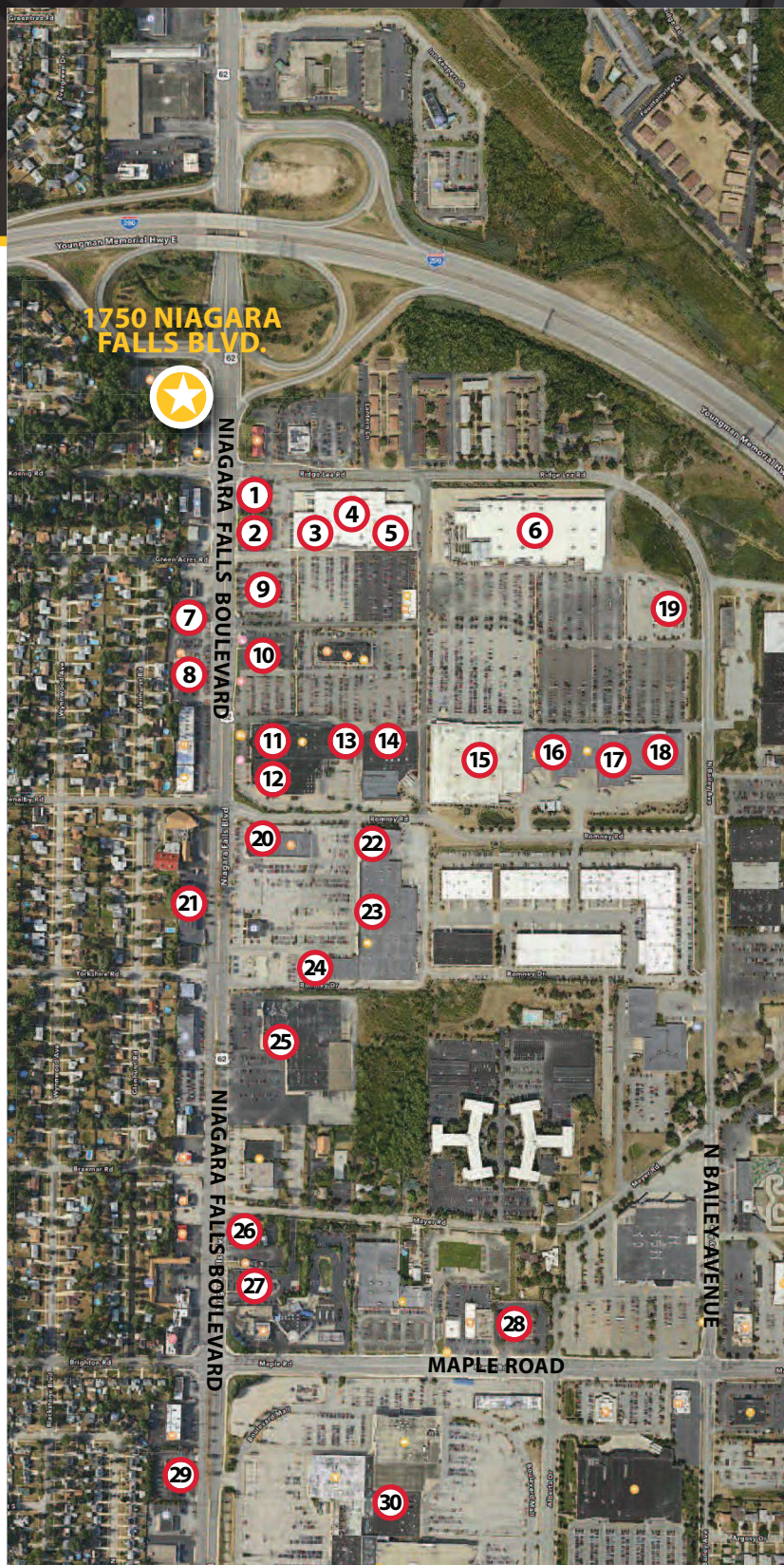




Former 2,300 SF Nascentia Health



LOCATION MAP



- 1– Tim Hortons
- 2– Starbucks
- 3– Christmas Tree Shops
- 4– Office Max
- 5– Old Navy
- 6– Lowe's
- 7– Pier 1 Imports
- 8– Buffalo Wild Wings
- 9– Applebees
- 10– Jared Gallery of Jewelry
- 11– Barnes & Noble
- 12– Trader Joe's
- 13– Party City
- 14– Babies R Us
- 15– Target
- 16– Pet Smart
- 17– Bed Bath & Beyond
- 18– Best Buy
- 19– Carrabba's
- 20– Moe's Southwest Grill
- 21– Bert's Bikes & Fitness
- 22– Dollar Tree
- 23– Burlington Coat Factory
- 24– Outback Steakhouse
- 25– Raymour & Flanigan Furniture
- 26– Domino's Pizza
- 27– McDonald's
- 28– Denny's
- 29– Tim Hortons
- 30– Boulevard Mall



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