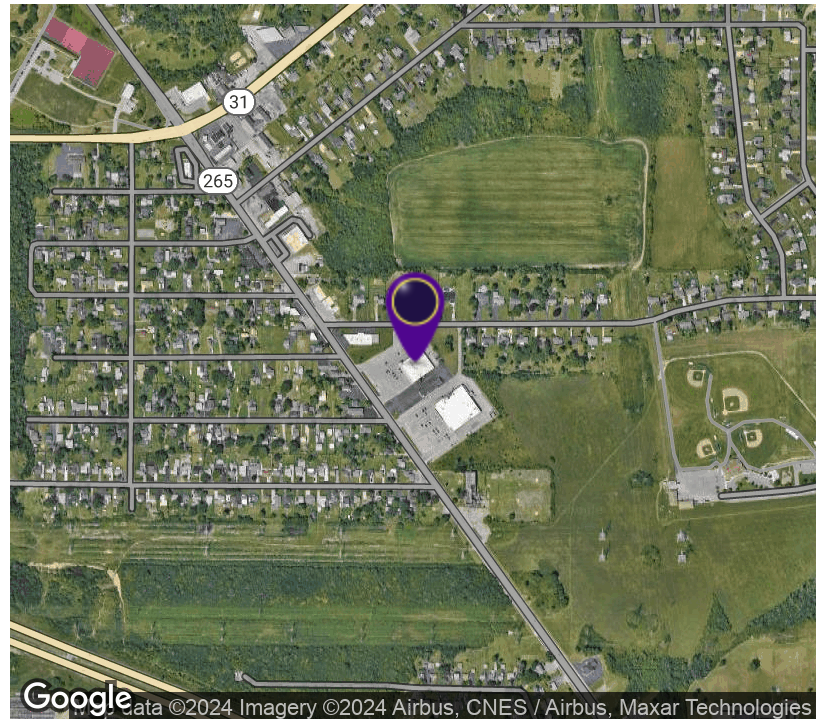


6,900+/- SF Retail - Sub Lease

4407 Military Road, Niagara Falls, NY 14305



OFFERING SUMMARY

Available SF: 6,900 SF

Lease Rate: Call for More Details

Year Built: 1952

Building Size: 18,900 SF

Zoning: Commercial

PROPERTY OVERVIEW

Available for Sub-Lease 6,900+/- SF is on the endcap adjacent Rite Aid with good visibility next to Tops Markets. The parking lot is large and has multiple access points. Great Visibility. Pylon Signage.

LOCATION OVERVIEW

Located near the corner of Military & Grauer, this site is near Aldi's, Home Depot, Target, Fashion Outlets of Niagara Falls, Red Lobster, Wegmans, Tops Market, HSBC Bank, Save-A-Lot, Super Walmart, Sams Club, and Regal Cinema.

PROPERTY HIGHLIGHTS

- 6,900+/- SF Sub-Lease
- Great Visibility
- Pylon Signage
- Ample Parking
- On The Bus Line



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

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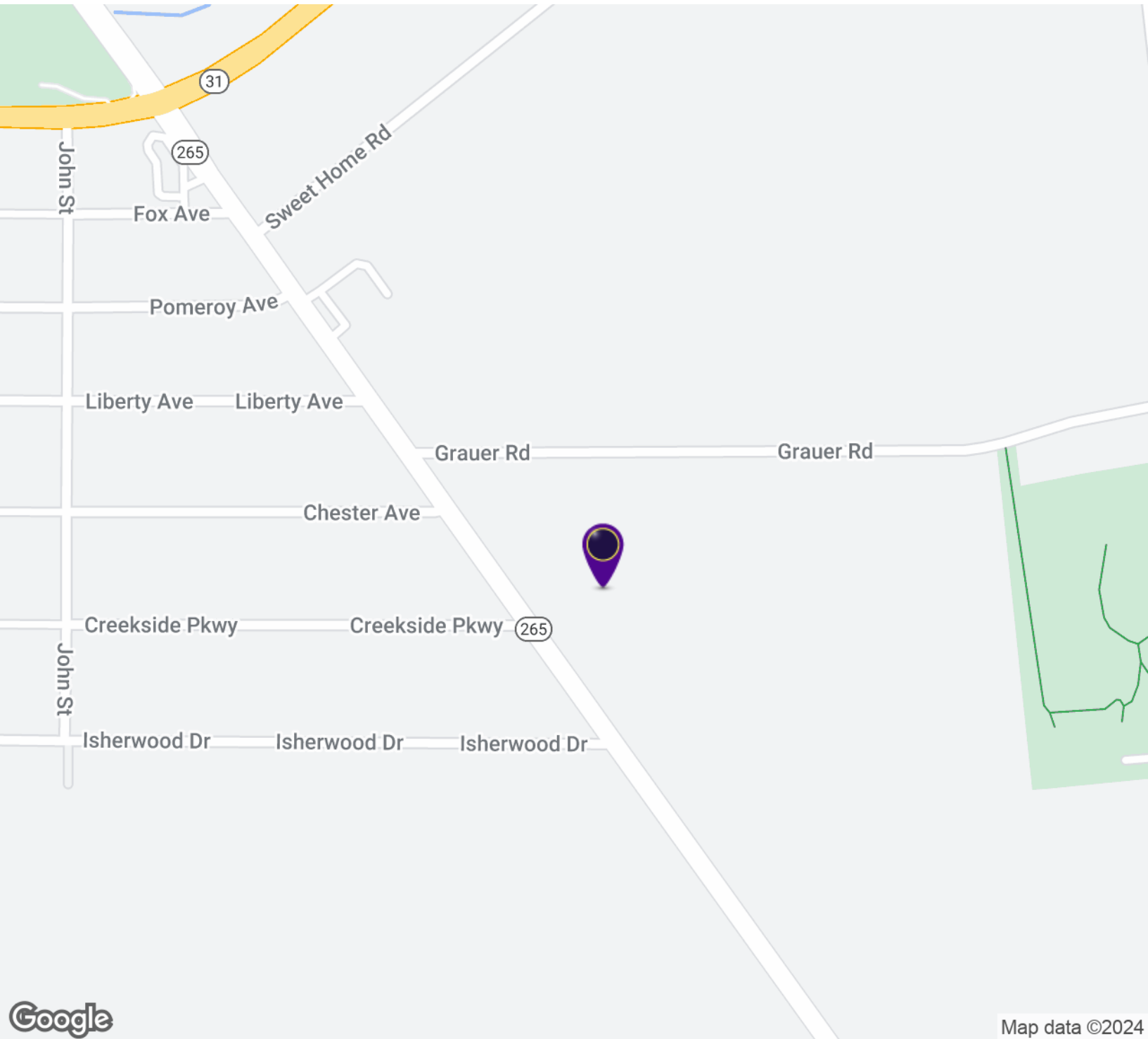
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LOCATION MAP

6,900+/- SF Retail - Sub Lease

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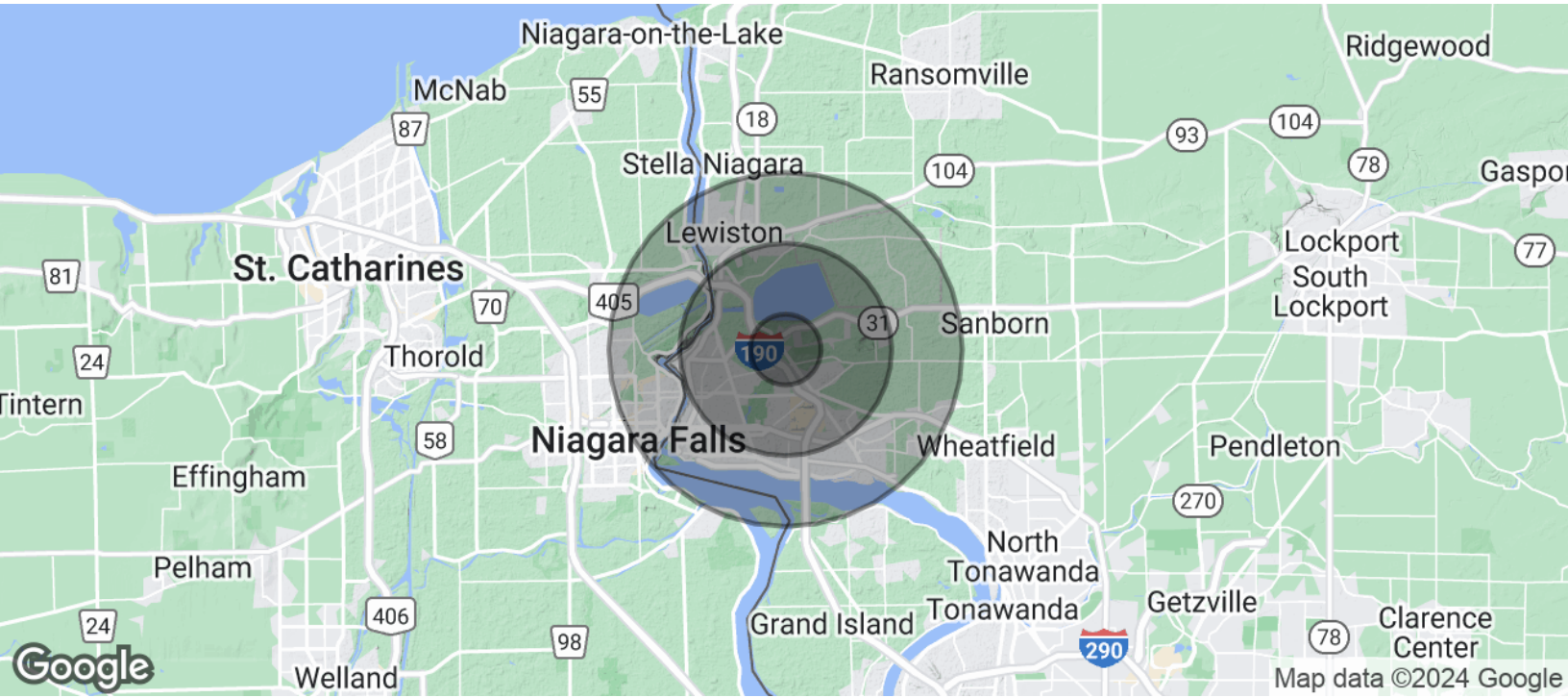


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6,900+/- SF Retail - Sub Lease

4407 Military Road, Niagara Falls, NY 14305



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 2,228 | 35,344 | 72,913 |
| Average Age | 45 | 41 | 43 |
| Average Age (Male) | 44 | 39 | 41 |
| Average Age (Female) | 47 | 42 | 44 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 929 | 14,839 | 32,325 |
| # of Persons per HH | 2.4 | 2.4 | 2.3 |
| Average HH Income | \$84,091 | \$71,365 | \$75,521 |
| Average House Value | \$190,706 | \$167,216 | \$198,109 |

Demographics data derived from AlphaMap



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