

# 1.47+/- Acres BUILD TO SUIT

7560 Niagara Falls Blvd. , Niagara Falls, NY 14304



## OFFERING SUMMARY

Lease Rate: Call for More Details

Lot Size: 0.34 Acres

Zoning: C-3 Commercial

## PROPERTY OVERVIEW

Build to Suit 15,000+/- SF Plaza. 1.47 +/- acres with 200' +/- of frontage and 315' +/- of depth located next to Niagara Consumer Square Plaza which features Tops Market, Target, TJ Maxx, Party City, Dollar Tree, Sally Beauty, Zoom Tan, Aspen Dental, Key Bank, Five Star Urgent Care, GNC, and FT Grill. Also located nearby Super 8 motel and Quality Inn Hotel. Great opportunity for QSR, Retail, Restaurant, Bank or Office uses. Zoned C-3 General Commercial. Ample amount of parking with two separate curb cuts for easy accessibility. Site has high traffic counts on Niagara Falls Blvd. Great visibility from both directions, and half a mile from I-90 New York State Thruway.



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## LOCATION DESCRIPTION

Located on Niagara Falls Blvd. in one of the largest shopping markets in the area. 1/2 mile from the New York State Thruway I-190 on/off Exit 22. Situated between the NYS Thruway I-190 and Military road this property is minutes from many national restaurants and retailers including Fashion Outlets of Niagara Falls USA, Burger King, Key Bank, Planet Fitness, Woodforest National Bank, Chili's, Wegmans, Tops Super Market, Citizens Bank, Starbucks, Denny's, LA Fitness, Anytime Fitness, McDonalds, Walmart Supercenter, Target, TJ Maxx, Olive Garden, and many more.

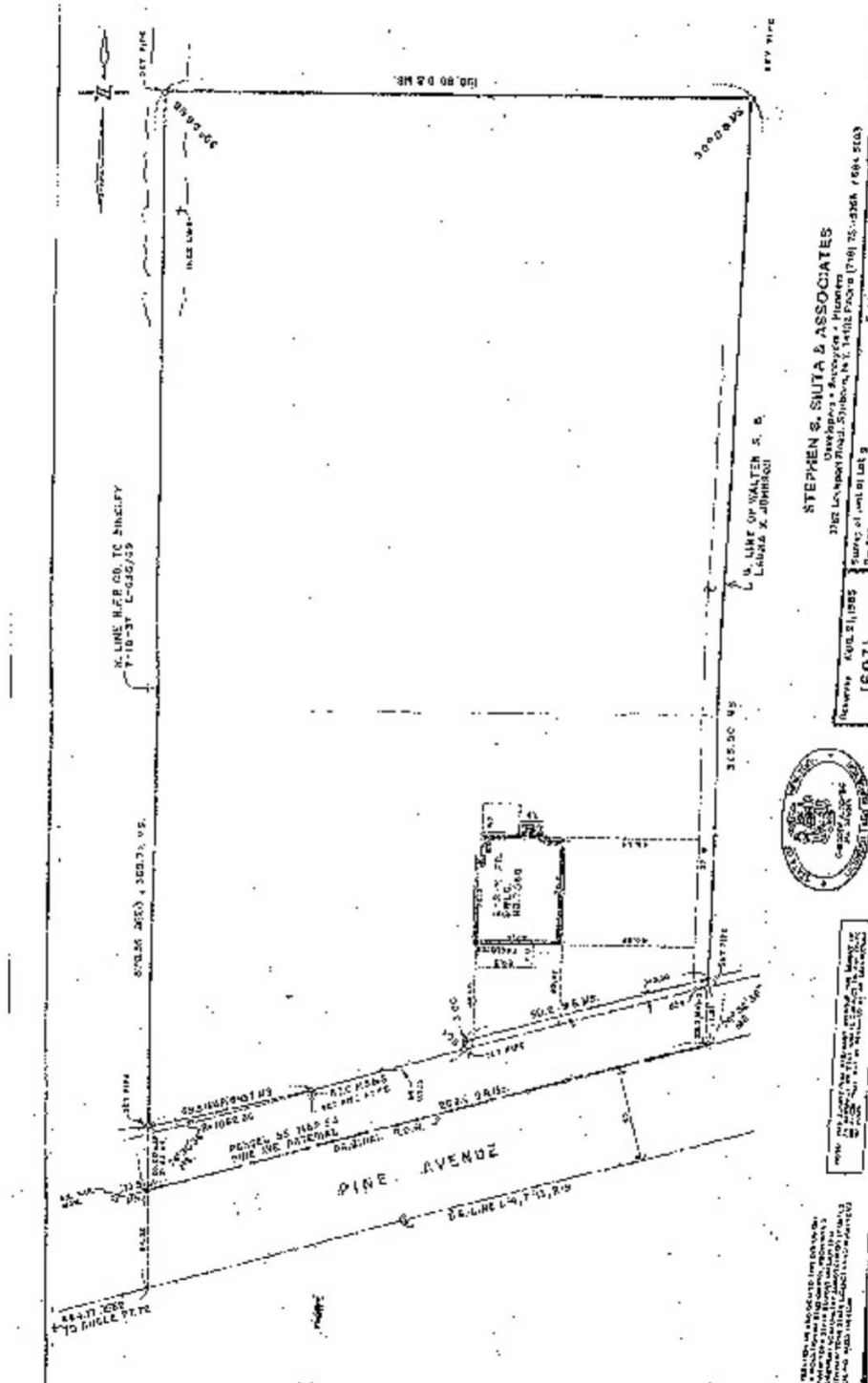
## PROPERTY HIGHLIGHTS

- Easy Access to NYS I-190 & LaSalle Expressway
- Zoned C-3 General Commercial
- 200' +/- Frontage & 315' +/- Depth
- Excellent Traffic Count on Niagara Falls Blvd
- 1.47 +/- Acres
- Two separate curb cuts for easy accessibility

ADDITIONAL PHOTOS

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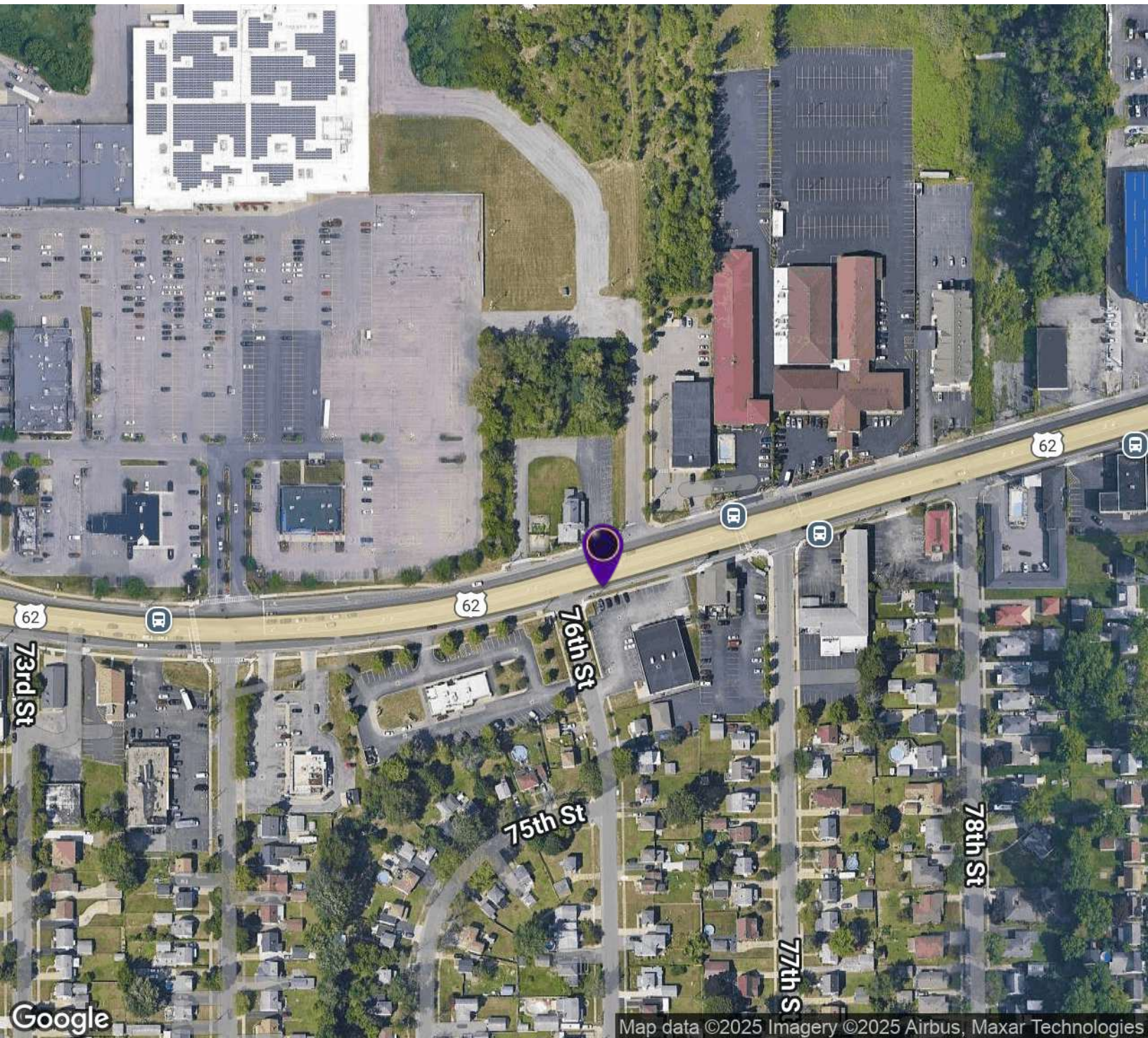
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## LOCATION MAP

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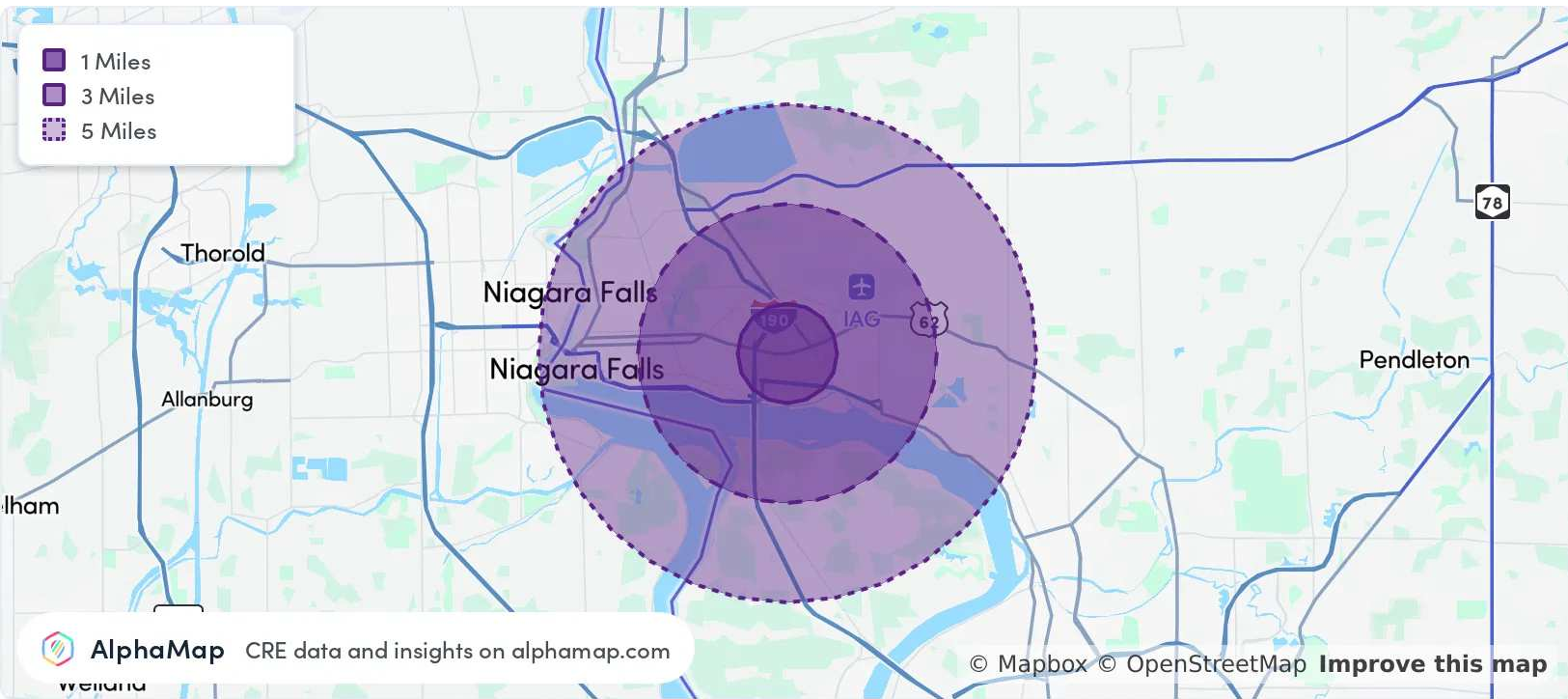


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## AREA ANALYTICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,804	36,773	78,601
Average Age	43	43	42
Average Age (Male)	42	42	41
Average Age (Female)	45	45	43

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,493	16,801	34,320
Persons per HH	2.2	2.2	2.3
Average HH Income	\$73,152	\$77,023	\$82,196
Average House Value	\$220,778	\$196,138	\$207,994
Per Capita Income	\$33,250	\$35,010	\$35,737

Map and demographics data derived from AlphaMap



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