

8207-8351 Niagara Falls Blvd, Niagara Falls NY 14304

PINE PLAZA | FOR LEASE - High Visibility Retail Suites



Approx. 740 Feet of Frontage
Along Niagara Falls Blvd
with Shallow Parking Field
Providing Excellent Visibility



TIN TIN REN
646.830.0339
LIC# 10491210256
tintin@renmgtgroup.com

JASON REN
585.635-8453
LIC# 10401370185
jason@renmgtgroup.com

REN MANAGEMENT GROUP
630 W Ridge Road, Ste 12
Rochester, NY 14615
renmgtgroup.com

Property Overview

Pine Plaza is located in the Epicenter of the Niagara Falls Primary Retail Corridor; within immediate proximity to Fashion Outlets of Niagara Falls, Walmart, Sam's Club, Wegmans, etc. Hard corner location at Military Road & Niagara Falls Boulevard with immense traffic counts of 56,000 VPD. Every single unit has great visibility, no dead space.

Property Highlights

- Approximately 740 feet of frontage along Niagara Falls Boulevard
- High traffic area with 36,300 VPD along Niagara Falls Boulevard and 19,500 VPD along Military Road
- Anchored by Office Depot and Co-Anchored by Planet Fitness
- Niagara-Region Tourism is responsible for nearly \$3 Billion annual economic impact and supports 53,000 jobs

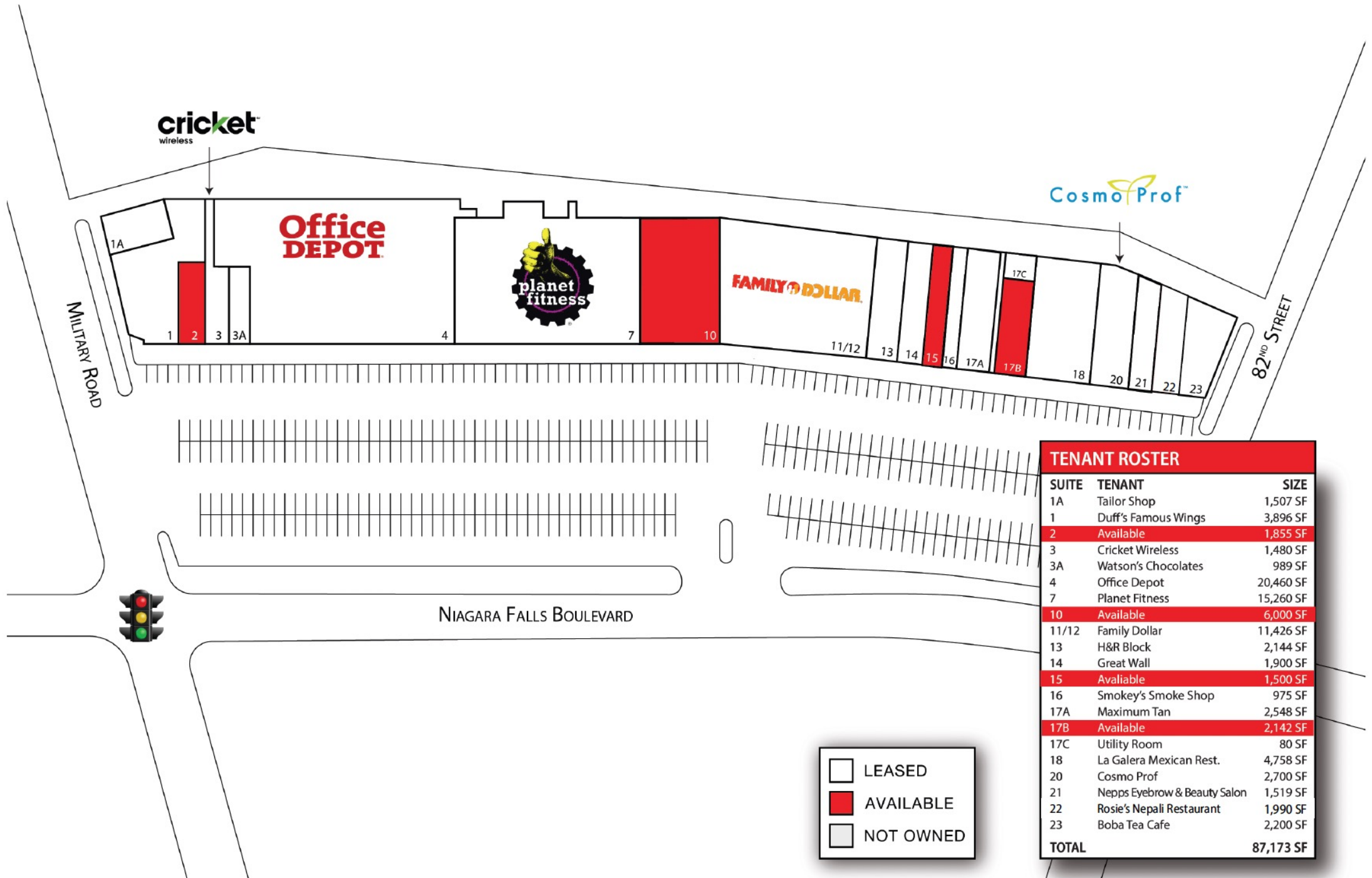
Available SF

1,500 - 6,338 SF

Ground Lease/BTS Rate

Contact Broker





TENANT ROSTER		
SUITE	TENANT	SIZE
1A	Tailor Shop	1,507 SF
1	Duff's Famous Wings	3,896 SF
2	Available	1,855 SF
3	Cricket Wireless	1,480 SF
3A	Watson's Chocolates	989 SF
4	Office Depot	20,460 SF
7	Planet Fitness	15,260 SF
10	Available	6,000 SF
11/12	Family Dollar	11,426 SF
13	H&R Block	2,144 SF
14	Great Wall	1,900 SF
15	Available	1,500 SF
16	Smokey's Smoke Shop	975 SF
17A	Maximum Tan	2,548 SF
17B	Available	2,142 SF
17C	Utility Room	80 SF
18	La Galera Mexican Rest.	4,758 SF
20	Cosmo Prof	2,700 SF
21	Neppe's Eyebrow & Beauty Salon	1,519 SF
22	Rosie's Nepali Restaurant	1,990 SF
23	Boba Tea Cafe	2,200 SF
TOTAL		87,173 SF

LEASED
 AVAILABLE
 NOT OWNED

CENTER AERIAL / 8207 - 8351 Niagara Falls Boulevard, Niagara Falls, NY 14304



**MILPINE GARDEN
TOWNHOMES**
(136 Units)

Suite 2
1,855 SF

Suite 10
6,000 SF

Suite 15
1,500 SF



NIAGARA FALLS BOULEVARD / 36,300 VPD



Suite 17B
2,142 SF



MARKET AERIAL / 8207 - 8351 Niagara Falls Boulevard, Niagara Falls, NY 14304



Niagara Falls International Airport

The Niagara Falls International Airport is located within Niagara Falls' city limits and features flights on low-cost carriers Spirit Airlines and Allegiant to destinations such as Ft. Lauderdale and Myrtle Beach among others.

Fashion Outlets Niagara Falls, USA

Conveniently located just minutes from the falls and near several major hotels and attractions, Fashion Outlets Niagara Falls, USA is the must-shop destination when visiting Western New York and Southern Ontario. Fashion Outlets is so close to the border, it's considered the premier Niagara Falls outlet mall in Canada.

[View Mall Directory](#)

- BANANA REPUBLIC
- FOREVER 21
- H&M
- VICTORIA'S SECRET
- JOURNEYS
- Bath & Body Works
- GAP
- Brooks Brothers
- COACH
- TORRID
- Jaks Fifth Avenue

Located in the Epicenter of Niagara Falls Primary Retail Corridor



DEMOGRAPHIC INSIGHTS

- 84,051**
POPULATION (5mi / 2023)
- \$80,228**
AVG. HH INCOME (5mi / 2023)
- 37,006**
ESTIMATED HH (5mi / 2023)
- 38,196**
EST. EMPLOYEES (5mi / 2023)