

FORMER BANK/OFFICE BUILDING

# 2443 Military Road

Niagara Falls, NY 14304

**VENTURE**  
BROKERAGE GROUP



## AVAILABLE OPPORTUNITY

*FOR SALE OR LEASE – Prime Redevelopment site*

- » *Two story former bank building with drive-through*
- » *10,322 SF +/- on 1.08 acre site*

## PROPERTY HIGHLIGHTS

- » *Access to traffic signal*
- » *Multiple ingress/egress points*
- » *Highly visible building-front signage*
- » *In front of Burlington/Big Lots plaza*
- » *B1 General Commercial District*



FOR MORE INFORMATION, PLEASE CONTACT:



**JANELL VANEGAS**

Licensed Real Estate Broker

585.615.1102 (c)

[Janell@VentureBrokerageGroup.com](mailto:Janell@VentureBrokerageGroup.com)



FORMER BANK/OFFICE BUILDING

# 2443 Military Road

Niagara Falls, NY 14304



## PROPERTY PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:



**JANELL VANEGAS**

Licensed Real Estate Broker

585.615.1102 (c)

[Janell@VentureBrokerageGroup.com](mailto:Janell@VentureBrokerageGroup.com)

© 2025 Venture Brokerage Group | 157 Rue de Ville | Rochester, NY 14618

[VENTUREBROKERAGEGROUP.COM](http://VENTUREBROKERAGEGROUP.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. You should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant or other professional advisor.



## MARKET AERIAL



**FOR MORE INFORMATION, PLEASE CONTACT:**

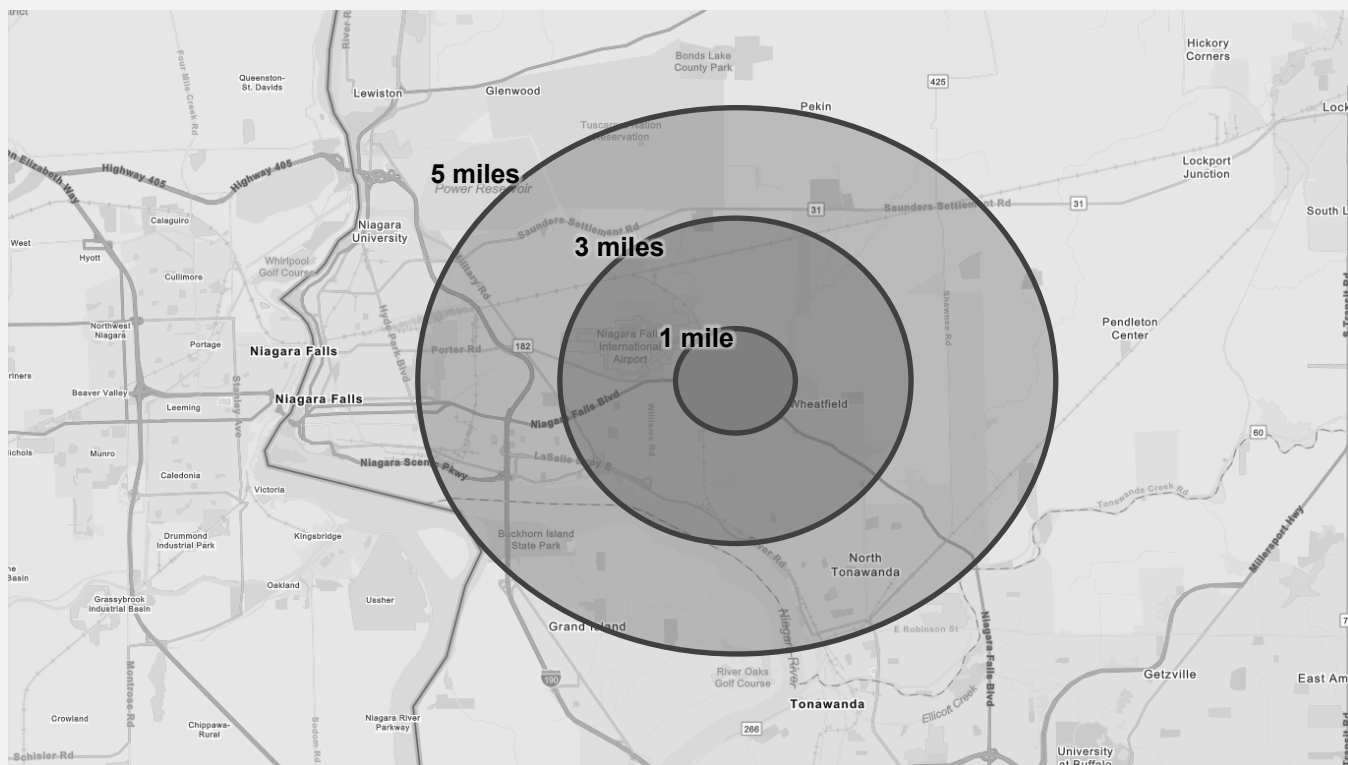


**JANELL VANEGAS**  
Licensed Real Estate Broker  
585.615.1102 (c)  
Janell@VentureBrokerageGroup.com

## 2443 Military Road

Niagara Falls, NY 14304

## DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	3,682	26,226	73,763
Daytime Population	3,182	23,089	65,083
Households	1,636	11,885	32,782
Average Household Income	\$121,920	\$103,608	\$100,804



**849**  
Businesses



**9,236**  
Employees



**\$238,330**  
Median Home Value



**47.5**  
Median Age

## FOR MORE INFORMATION, PLEASE CONTACT:

**JANELL VANEGAS**

Licensed Real Estate Broker

585.615.1102 (c)

[Janell@VentureBrokerageGroup.com](mailto:Janell@VentureBrokerageGroup.com)