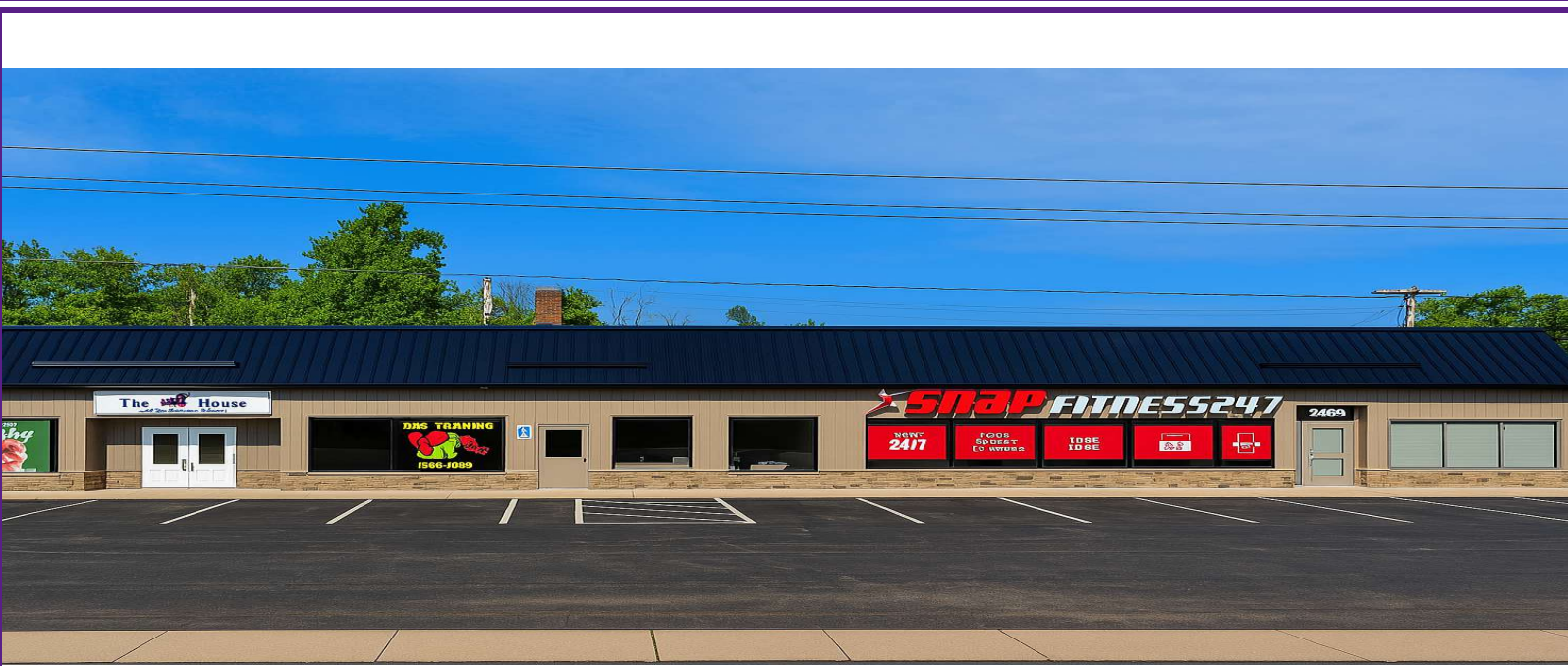


2,000+/- SF Retail Space in Snap Fitness Plaza

2488 Grand Island Blvd, Grand Island, NY 14072



OFFERING SUMMARY

Available SF:	2,000 SF
Lease Rate:	Call For More Details
Lot Size:	2.36 Acres
Year Built:	1942
Building Size:	13,262 SF
Renovated:	2019
Zoning:	NBD-North Business District

PROPERTY OVERVIEW

This unique property presents a lot of opportunity for any savvy business. If you're looking for a high-performing retail location this plaza offers strong tenant dynamics and excellent visibility. The property features six units total, including a 2,000 sq. ft. storefront in the Snap Fitness plaza, ideal for retail, office, or food service businesses.

LOCATION OVERVIEW

Situated in the bustling Snap Fitness Plaza, the area offers prime visibility and foot traffic for retailers. Explore nearby attractions such as the Fantasy Island amusement park, Beaver Island State Park for outdoor adventures, and the scenic Niagara River. With a strong local community and convenient access to major roadways,

PROPERTY HIGHLIGHTS

- Building Size: 13,262 +/- SF total
- Lot Size: 2.35+/- acres
- Parking: New 30+ car parking lot (2018), plus 2024 front lot upgrades, site work, drainage, and flat roof work
- Frontage: 170' on Grand Island Blvd
- Building Features: New façade and metal mansard roof



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ADDITIONAL PHOTOS

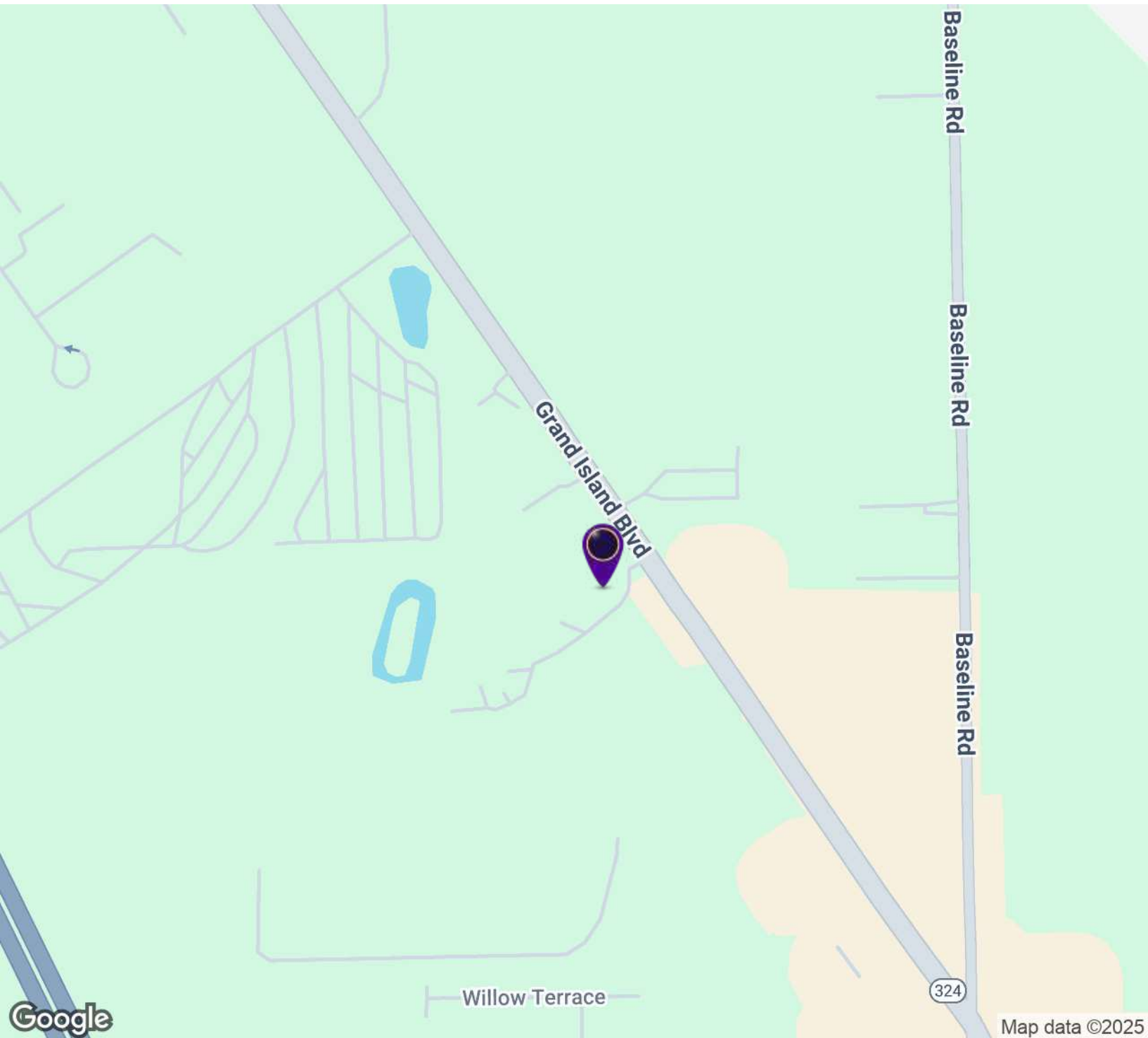
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LOCATION MAP

2488 Grand Island Blvd - 2,000+/- SF Retail Space in Snap Fitness Plaza

2488 Grand Island Blvd, Grand Island, NY 14072



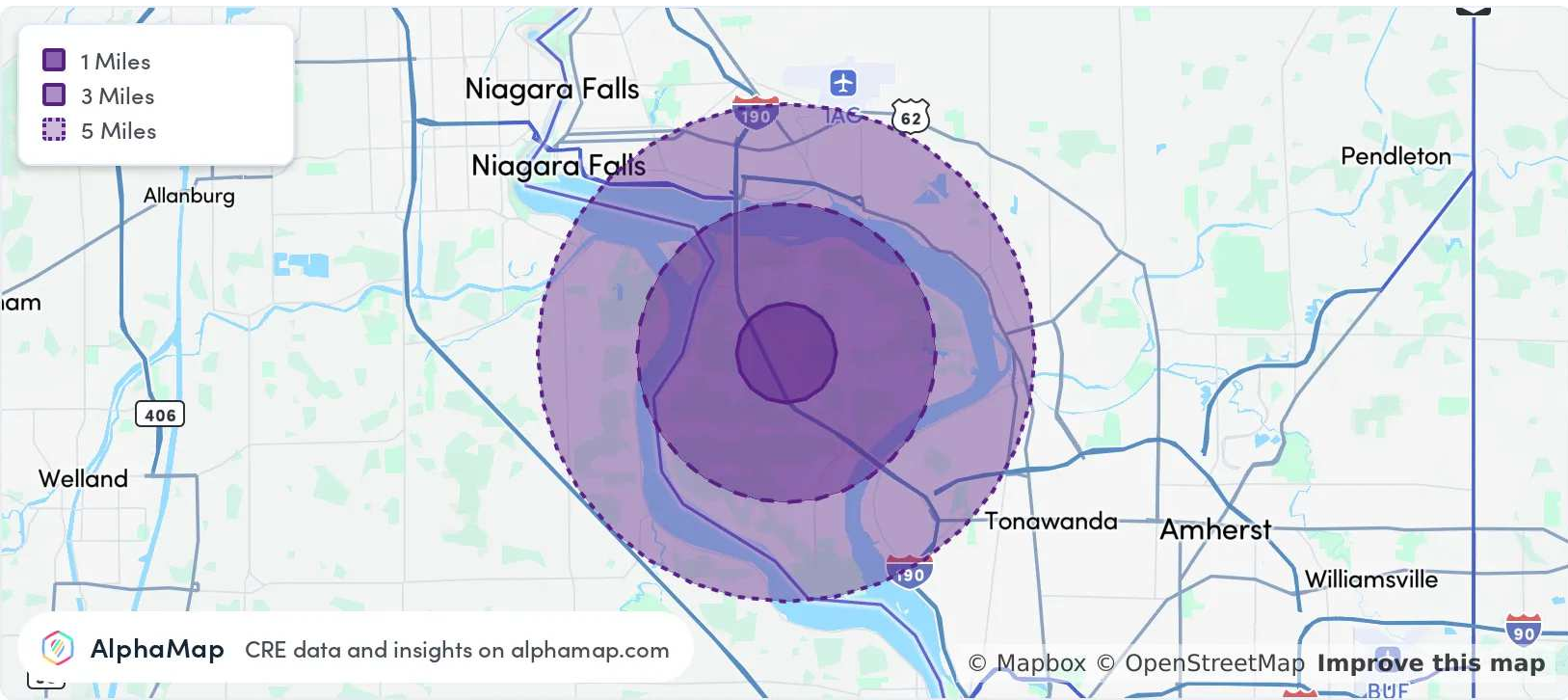
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AREA ANALYTICS

2488 Grand Island Blvd - 2,000+/- SF Retail Space in Snap Fitness Plaza

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,909	16,438	66,468
Average Age	45	43	43
Average Age (Male)	44	43	42
Average Age (Female)	45	44	44

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,299	6,669	29,669
Persons per HH	2.2	2.5	2.2
Average HH Income	\$106,028	\$119,790	\$90,794
Average House Value	\$313,221	\$346,169	\$252,988
Per Capita Income	\$48,194	\$47,916	\$41,270

Map and demographics data derived from AlphaMap



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