

622 River Rd

622 River Rd, North Tonawanda, NY 14120



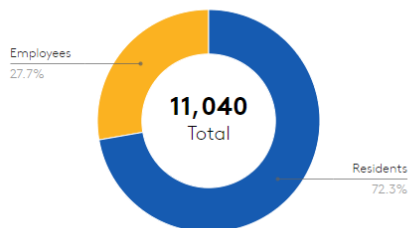
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Stonewall Property Management



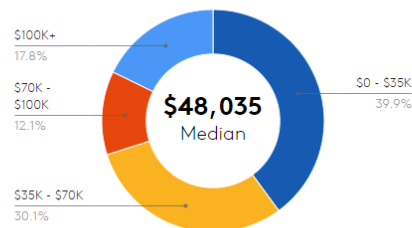
Price Upon Request

- 622 River Road offers ground-floor retail anchor space at the base of a luxury apartment building in North Tonawanda, New York.
- Situated along the picturesque Niagara River waterfront, the complex is part of the **600 River Road Apartments and mixed-use development**. The development's on-site luxury apartment count is 205, with 88 occupied townhouses and apartment units and 108 additional units under construction. Visit www.600River.com to see more information about the luxury multifamily waterfront site.
- Spanning 1,700 square feet, the northern ground-floor suite provides drive-thru service capabilities and a premier build-to-suit opportunity to meet tenant requirements and needs. Space features include pylon, building, and video board signage.
- Additional features include ample parking and space for two outdoor patios with panoramic riverside views. Dental Wellness, a well-established dental practice, currently occupies the southern base of the ground floor.
- Retail and office uses are welcome, including but not limited to medical offices, pharmacies, retailers, and more. The potential for Niagara County block grants and loan incentives are available through Lumber City Development Corporation. Nearly 150,000 residents live within a five-mile radius of the property, with an annual average daily traffic count of 18,838 vehicles. 622 River Road sits ideally between Buffalo and Niagara Falls.

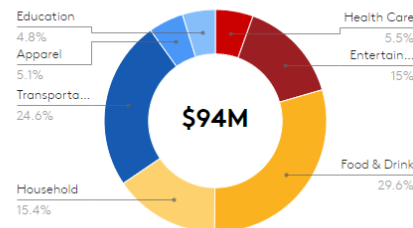
ABSOLUTE POPULATION



HOUSEHOLD INCOME



CONSUMER SPENDING



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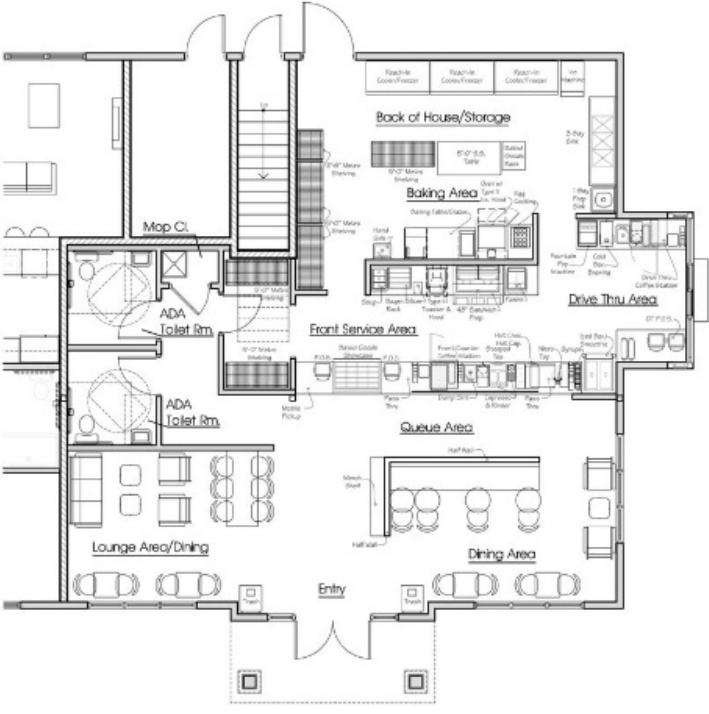
Listing space

1st Floor Ste 105

Space Available	1,700 SF
Date Available	Now
Service Type	Negotiable
Space Use	Retail
Lease Term	Negotiable



1,700 of ground-floor medical, professional office, or retail space for lease with the opportunity to include a drive-thru window. This space has the ability to add a large patio facing the Raymond Kilmek, Veterans Park, and Niagara River. The landlord is open to helping the tenant with a specific build-out and acquiring a Lumber City block grant funds. Space features include pylon, building, and video board signage.



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- 622 River Road is part of a luxury, master-planned, mixed use waterfront development offering panoramic views of the Niagara River.
- The newly constructed building is situated between Niagara Falls and Buffalo, with the potential for a Niagara County block grant and loan incentives.
- Build-to-suit opportunity with 1,700 square feet of ground-floor office/retail space offering ample parking, outdoor patios, and drive-thru potential.
- Ideally positioned within four miles of interstates 190 and 290 and one mile from Downtown North Tonawanda, steps from waterfront parks and marinas.

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STONEWALL
PROPERTY MANAGEMENT



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