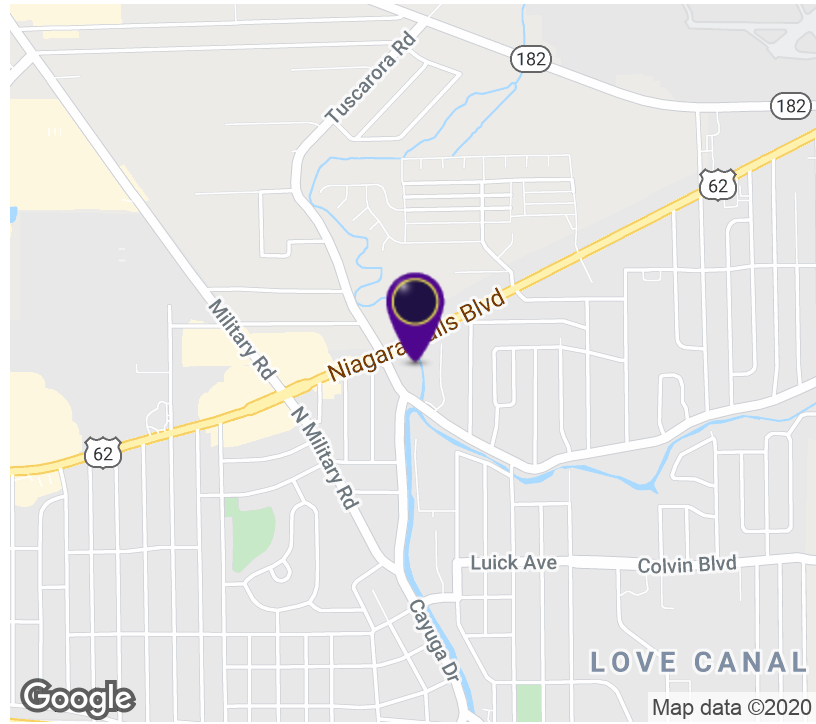


8735 Niagara Falls Boulevard

Niagara Falls, NY 14304



OFFERING SUMMARY

Available SF: 5,000 - 13,088 SF

Lease Rate: \$8.00 SF/month
(NNN)

Lot Size: 2.0 Acres

Year Built: 1958

Building Size: 22,935 SF

PROPERTY OVERVIEW

5,000 sqft up to 13,088 sqft space available. This free standing building is in an ideal location. On Niagara Falls Boulevard just south of the corner of Niagara Falls Boulevard and Tuscarora Road this building is in the heart of Niagara Falls business and retail district. Nets are \$1.77 per Sq.Ft. Adjacent to Dollar General and Mobil gas station nearby Popeye's, Harbor Freight Tools, Supermarket Liquor and Wine, Ollie's Bargain Outlet, Family Dollar, and Niagara Falls Fashion Outlet Mall.

LOCATION OVERVIEW

Located on Niagara Falls Boulevard just south of the corner of Niagara Falls Boulevard and Tuscarora Road. Located in the heart of Niagara Falls business and retail district.

PROPERTY HIGHLIGHTS

- Adjacent to Dollar General
- Ample Parking
- Excellent Location
- Minutes from Niagara Falls Fashion Outlets Mall



RICK RECCKIO
716.998.4422
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4455 TRANSIT ROAD, SUITE 3B
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www.recckio.com

ADDITIONAL PHOTOS

8735 Niagara Falls Boulevard

Niagara Falls, NY 14304



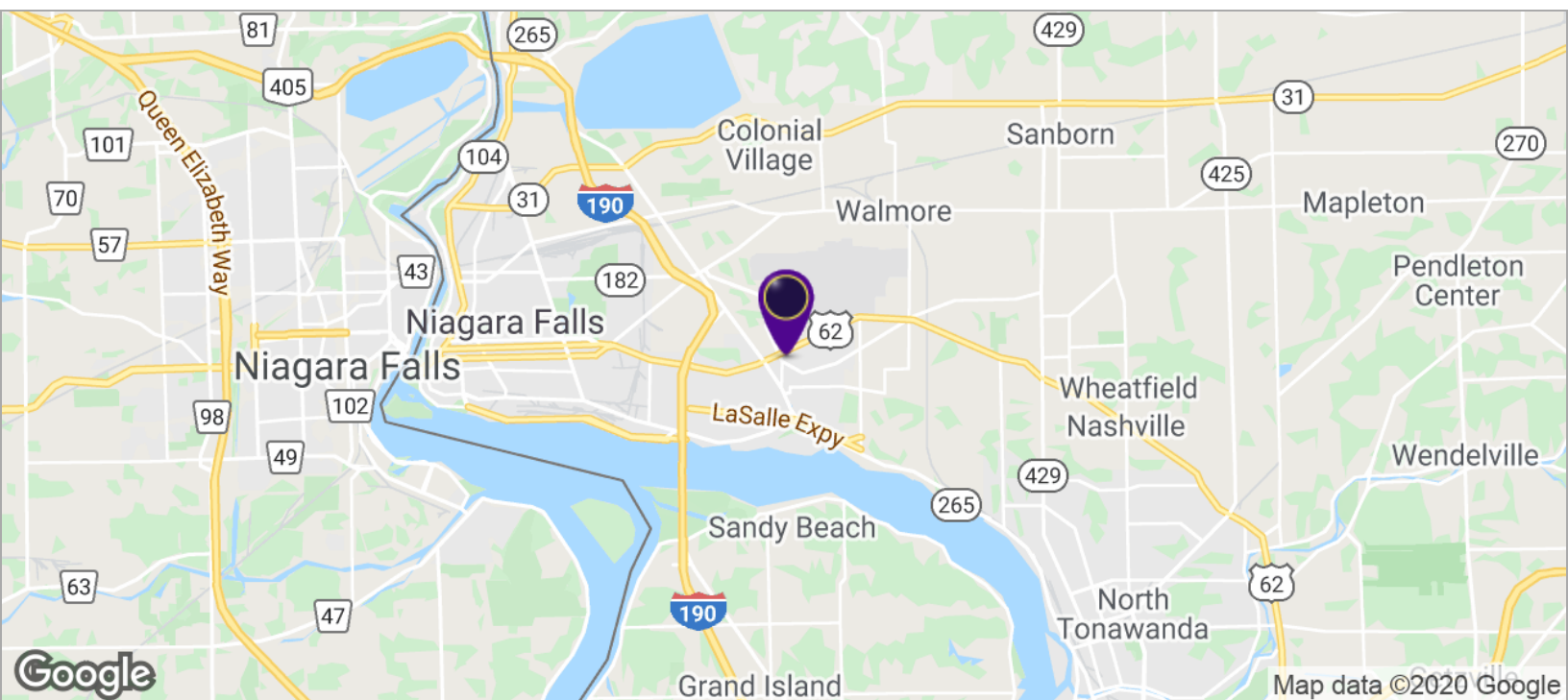
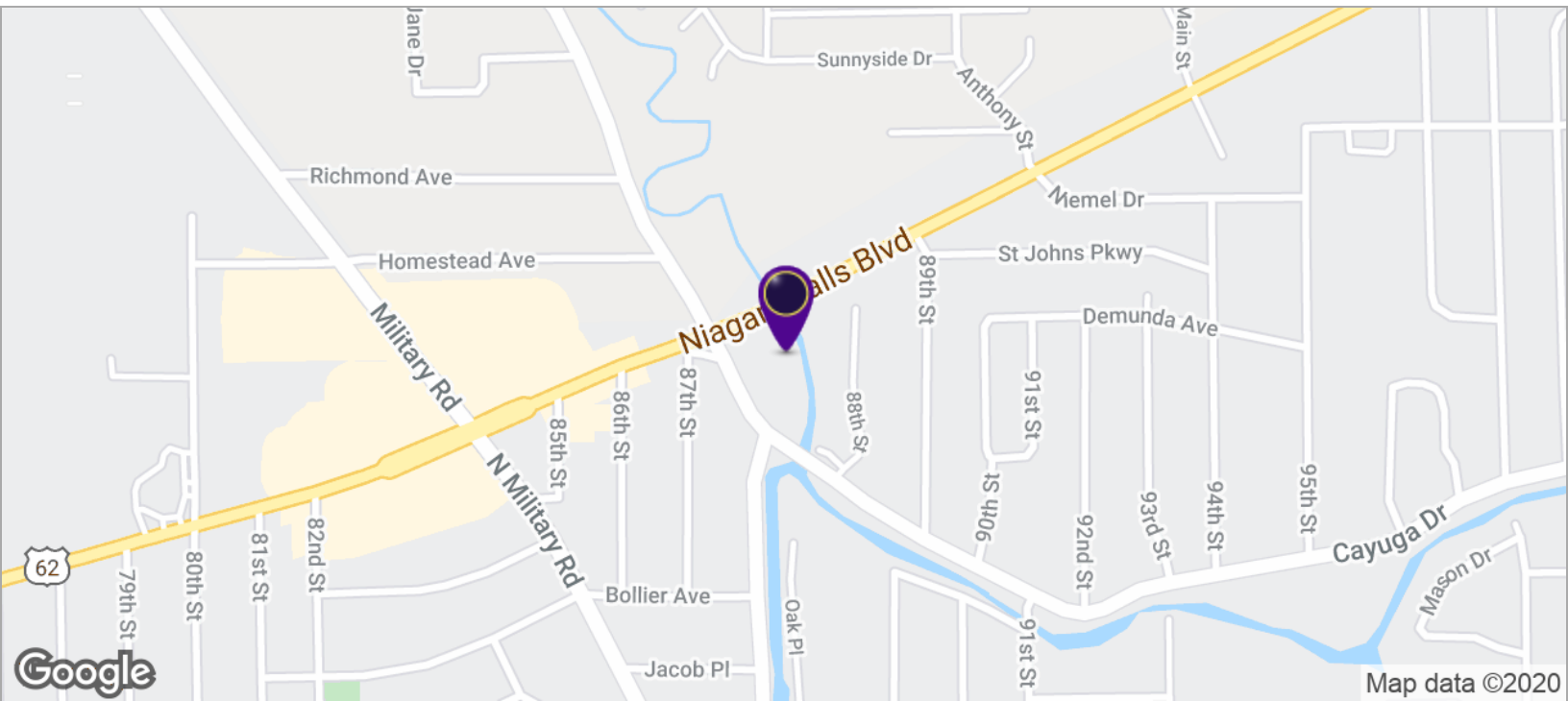
NY & PA Licensed Broker

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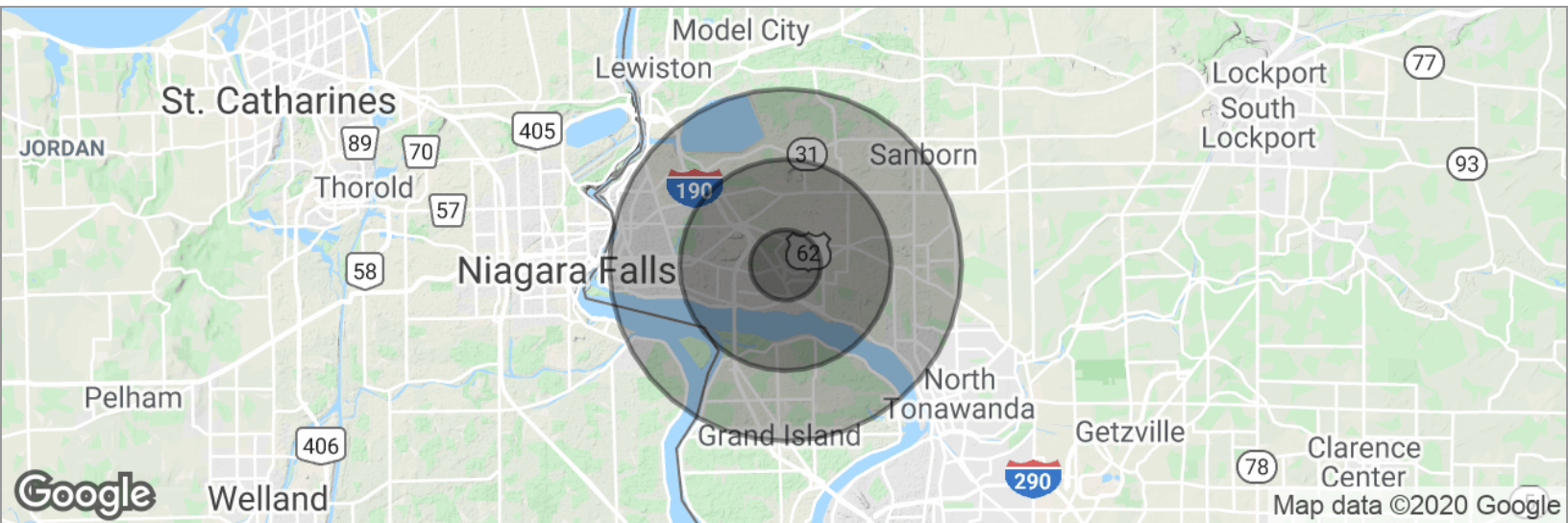
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,961	43,509	83,433
Median age	42.5	42.3	41.0
Median age (Male)	40.3	39.6	38.9
Median age (Female)	44.5	44.5	42.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,351	18,721	34,570
# of persons per HH	2.3	2.3	2.4
Average HH income	\$51,726	\$54,765	\$57,433
Average house value	\$94,465	\$118,704	\$128,214

** Demographic data derived from 2010 US Census*