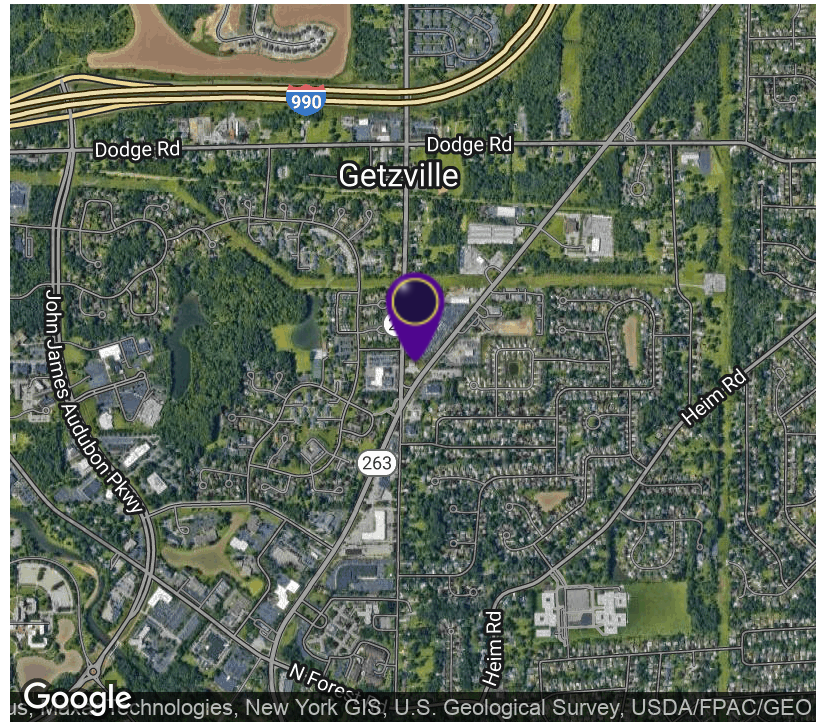


Former 7-11 Convenience Store

2550 Millersport Highway, Getzville, NY 14068



OFFERING SUMMARY

Available SF: 2,739 SF

Lease Rate: \$19.00 SF/yr (NNN)

Year Built: 1981

Building Size: 2,739 SF

PROPERTY OVERVIEW

Former 7-11 convenience store, this property is ideal for any retail, restaurant, or office business. Extremely high visibility from two major roads with curb cut access from both Millersport Highway and Campbell Boulevard. Pylon and building signage for this property. This stand alone building is in excellent condition with ample parking. Close proximity to the University At Buffalo's North Campus, Northtown Skating Center, Boulevard Mall, several retail chains, and many national chain restaurants. This property has an abundant amount of drive-by traffic and is across from Rite Aid, Burger King, Tim Hortons, and Ford and Lincoln Dealerships.

LOCATION OVERVIEW

Located at the intersection of Millersport Highway and Campbell Boulevard, this property is easily accessible to all major roads. Minutes from New York State Interstate I-290 & I-90. Nearby the Getzville Plaza and a few miles from Niagara Falls Boulevard, the areas largest retail / restaurant market.

PROPERTY HIGHLIGHTS

- Excellent Location
- Minutes from New York Interstate I-290 & I-90
- Ample Parking
- High Visibility



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

2550 Millersport Highway

Getzville, NY 14068

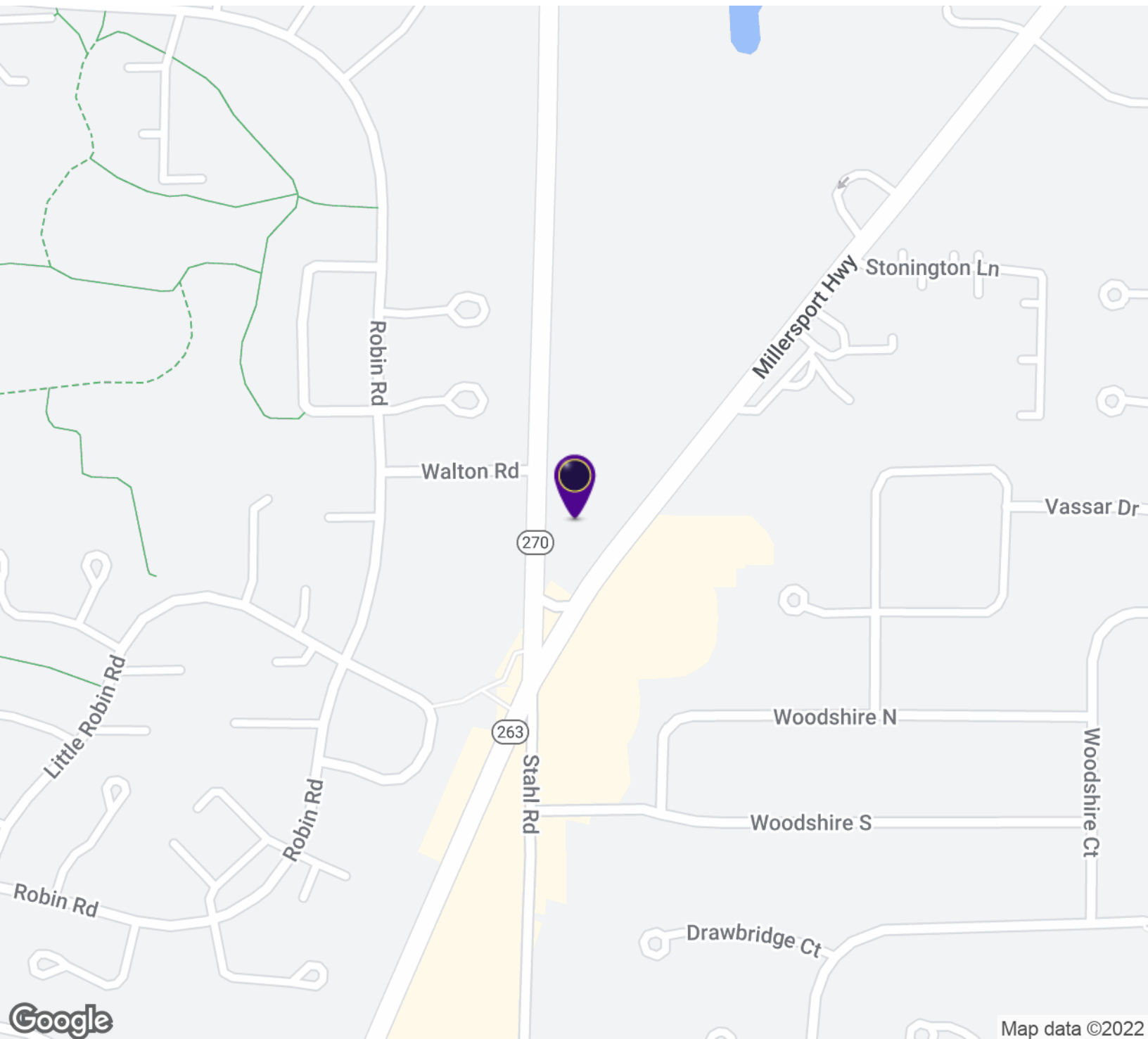


RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

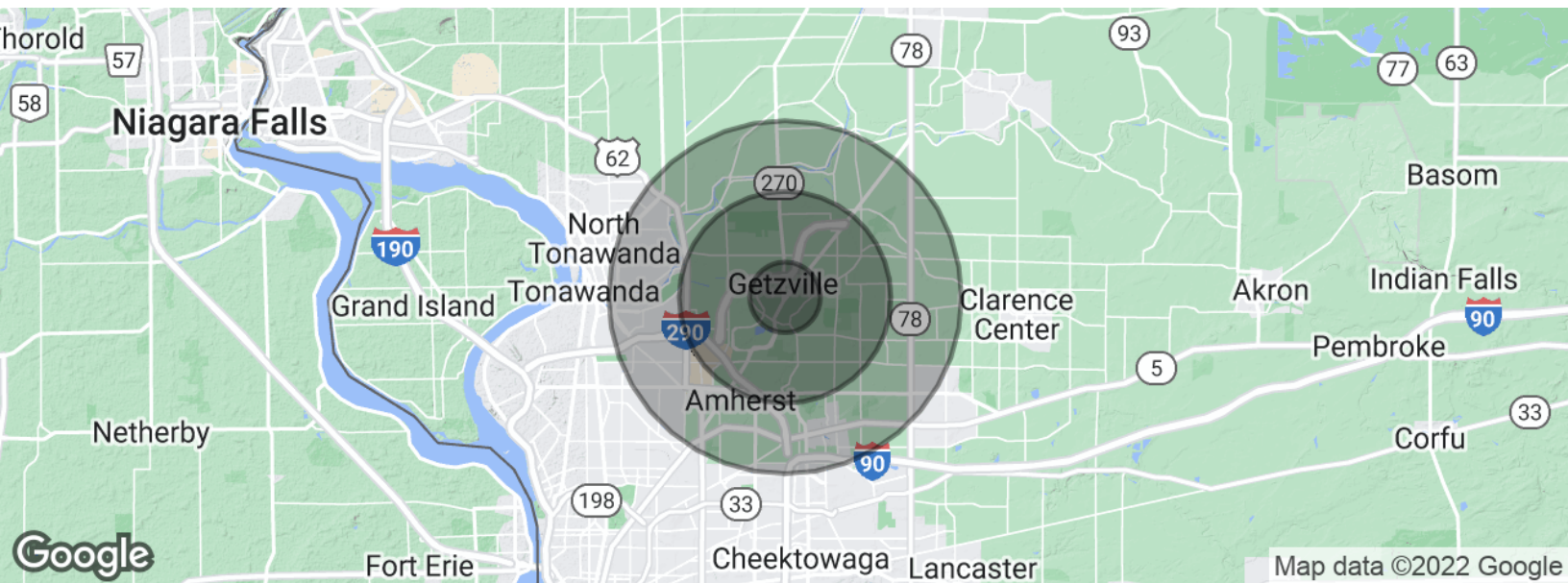
2550 Millersport Highway

Getzville, NY 14068



2550 Millersport Highway

Getzville, NY 14068



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,247	59,021	174,045
Median age	48.2	40.2	40.9
Median age (Male)	43.5	37.5	38.5
Median age (Female)	52.2	42.6	43.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,725	21,377	69,542
# of persons per HH	2.7	2.8	2.5
Average HH income	\$79,807	\$84,676	\$81,507
Average house value	\$196,788	\$207,886	\$195,972

* Demographic data derived from 2010 US Census