

FOR SALE

RETAIL DEVELOPMENT SITE FOR SALE

Building Features

Building Size	10,112± Sq. Ft.
Parking	Surface Lot
Lot Size	3.48± Acres 196' Feet of Frontage 728' Feet of Depth
Zoning	GB - General Business

Property Highlights

- Great Retail Development Site
- Dynamic Trade Area
- Two Curb Cuts on Niagara Falls Blvd
- Depth of property allows for ample stacking for Drive-Thru's
- Within less than ½ mile notable retailers include: Wegmans, Tops Markets, Walgreens, Kohls, Starbucks, Key Bank, Chase Bank, Chipotle, Jersey Mikes, Verizon, AT&T, Pet Supplies Plus, Mobil, Sunoco and Delta Sonic Car Wash
- Average Daily Traffic Counts on Niagara Falls Blvd are 35,775 vehicles
- Strong Demographics in 1,3 and 5 mile radius

EXCLUSIVE CONTACT

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Demographic	1 Mile	3 Miles	5 Miles
Population	6,287	70,234	177,142
Average H.H. Income	\$101,676	\$88,127	\$102,251

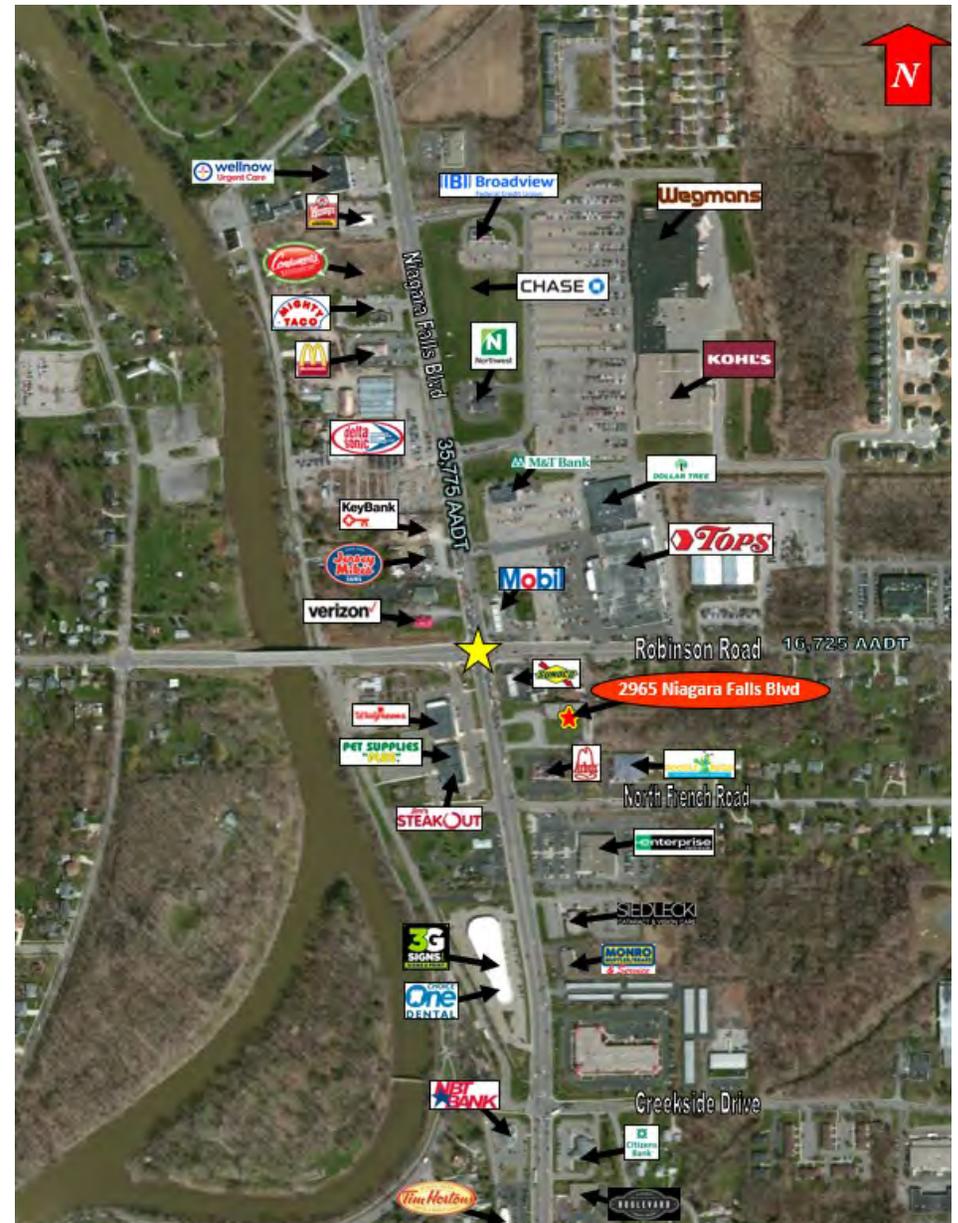
Source: ESRI Business Analyst 2025

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Aerial



Retail Aerial