



## 2825 Niagara Falls Boulevard

Amherst, New York 14228

### Property Highlights

- Ample parking
- High visibility from Niagara Falls Boulevard
- Flexible lease options
- Customizable office spaces and modern design
- State-of-the-art amenities
- Professional management

### Property Overview

Prime commercial property offers high visibility from the bustling Niagara Falls Boulevard, and excellent accessibility for both tenants and visitors. This property is ideal for businesses seeking a vibrant and dynamic environment to thrive in.

### Offering Summary

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	40,000 SF
Available SF:	1,500 - 20,000 SF

### For More Information

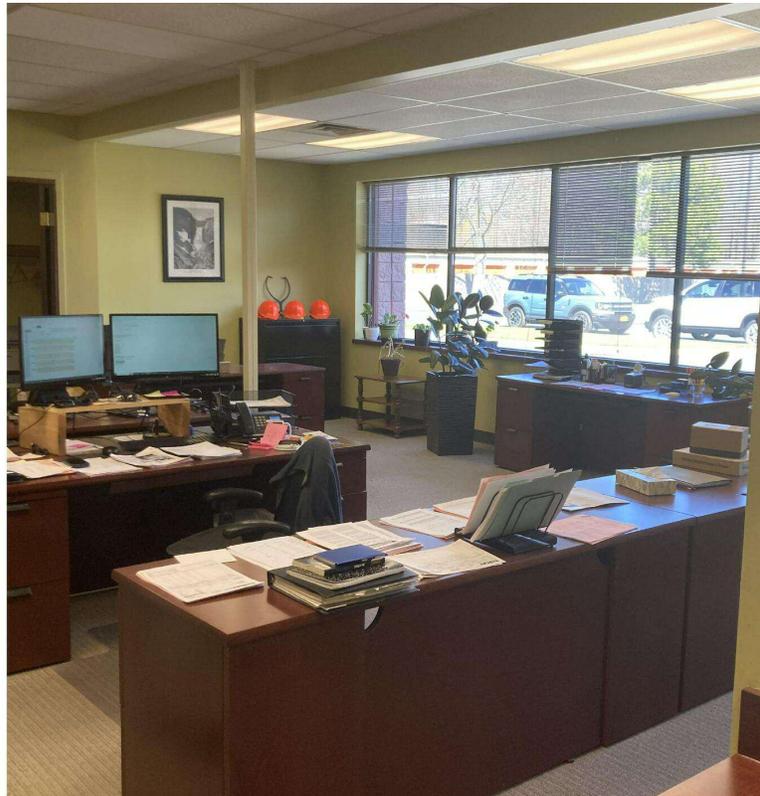
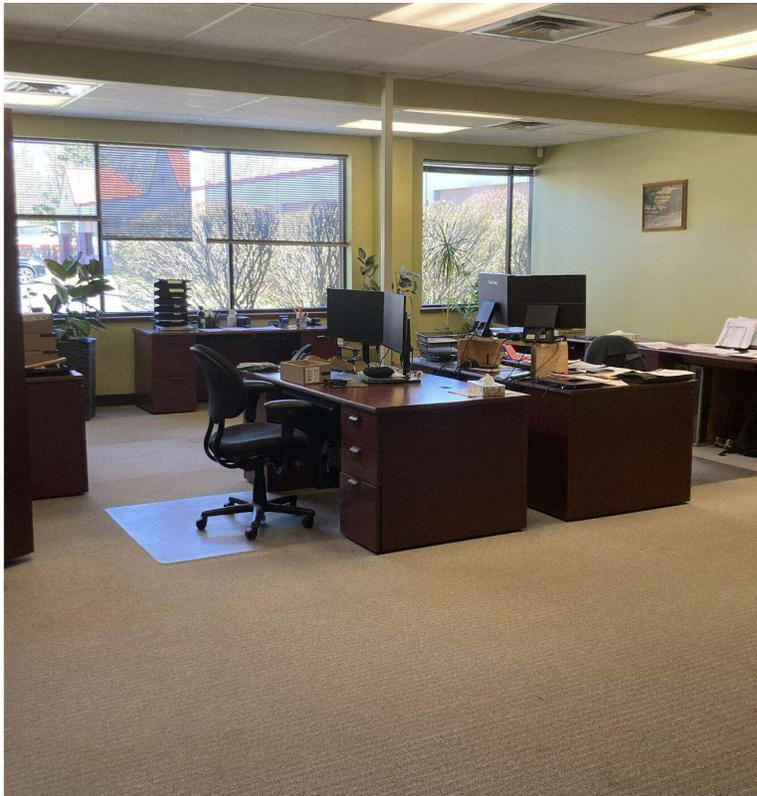
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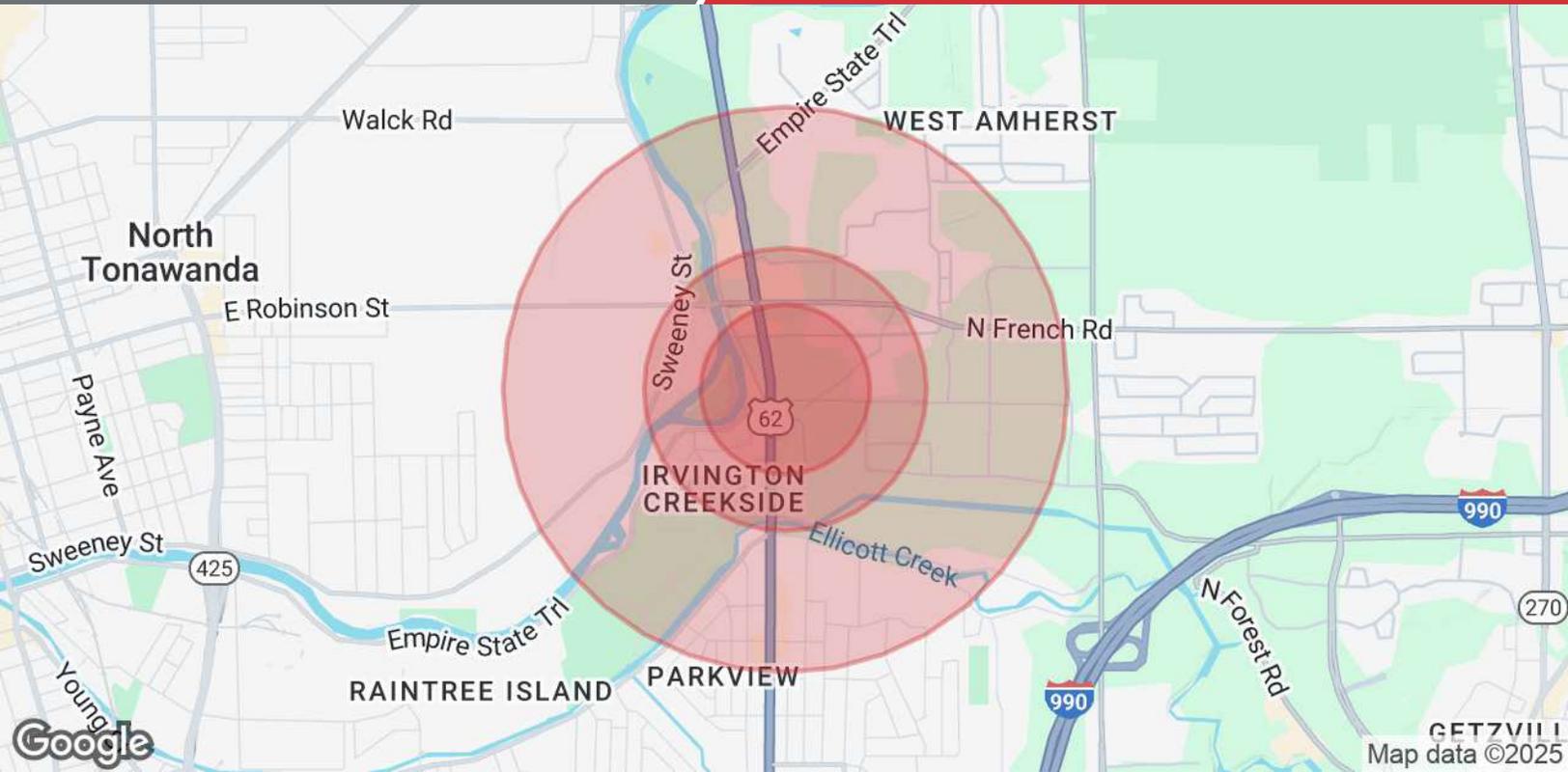


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<b>Population</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Population	180	878	5,310
Average Age	44	41	40
Average Age (Male)	43	40	38
Average Age (Female)	44	42	41
<b>Households &amp; Income</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	74	366	2,278
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$110,629	\$105,673	\$92,755
Average House Value	\$338,252	\$334,548	\$309,064

Demographics data derived from AlphaMap