

# 1,900+/- SF Retail Space

642 Sheridan Dr, Tonawanda, NY 14150



## OFFERING SUMMARY

Available SF:	1,900 SF
Lease Rate:	\$1,850.00 SF/yr (NNN)
Lot Size:	0.27 Acres
Year Built:	1989
Building Size:	4,800 SF
Renovated:	2024
Zoning:	Commercial

## PROPERTY OVERVIEW

The property at 642 Sheridan Drive consists of a well-maintained retail commercial building totaling approximately 4,800 square feet, with a currently available 1,900 square foot end cap space. The building was constructed in 1989 and features a functional retail layout with strong frontage along Sheridan Drive. The available unit has a clean and efficient interior layout with a large open room at the front of the space that works well for a customer waiting area, reception desk, or showroom for retail products. One private office is located near the center of the space and the back portion includes a large break room on the right side along with an open office area and additional storage. The space is move-in ready, offers excellent visibility, and benefits from shared surface parking on site. The building sits on a level parcel with easy ingress and egress, making it well suited for retail, service, or neighborhood commercial users seeking convenience and exposure.



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### LOCATION DESCRIPTION

Situated along Sheridan Drive, one of the primary commercial corridors in the Town of Tonawanda, the property benefits from strong daily traffic counts and proximity to major regional roadways. The site is located minutes from Interstate 190 and the Niagara Thruway, providing direct access to Downtown Buffalo, Niagara Falls, and the greater Western New York region. Surrounding points of interest include national and local retailers, restaurants, residential neighborhoods, and service-oriented businesses that drive consistent consumer traffic. The area is supported by a dense residential population and established retail infrastructure, making this location attractive for businesses seeking visibility, accessibility, and a strong customer base.

### PROPERTY HIGHLIGHTS

- 1,900+/- SF Available for Lease
- Ideal for Any Retail or Office
- Close Proximity to NY State Thruway I-190
- Located near Residential Neighborhoods

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,018	37,633	107,670
Total Population	2,428	86,338	243,649
Average HH Income	\$79,883	\$78,177	\$82,942



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ADDITIONAL PHOTOS

# 1,900+/- SF Retail Space

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ADDITIONAL PHOTOS

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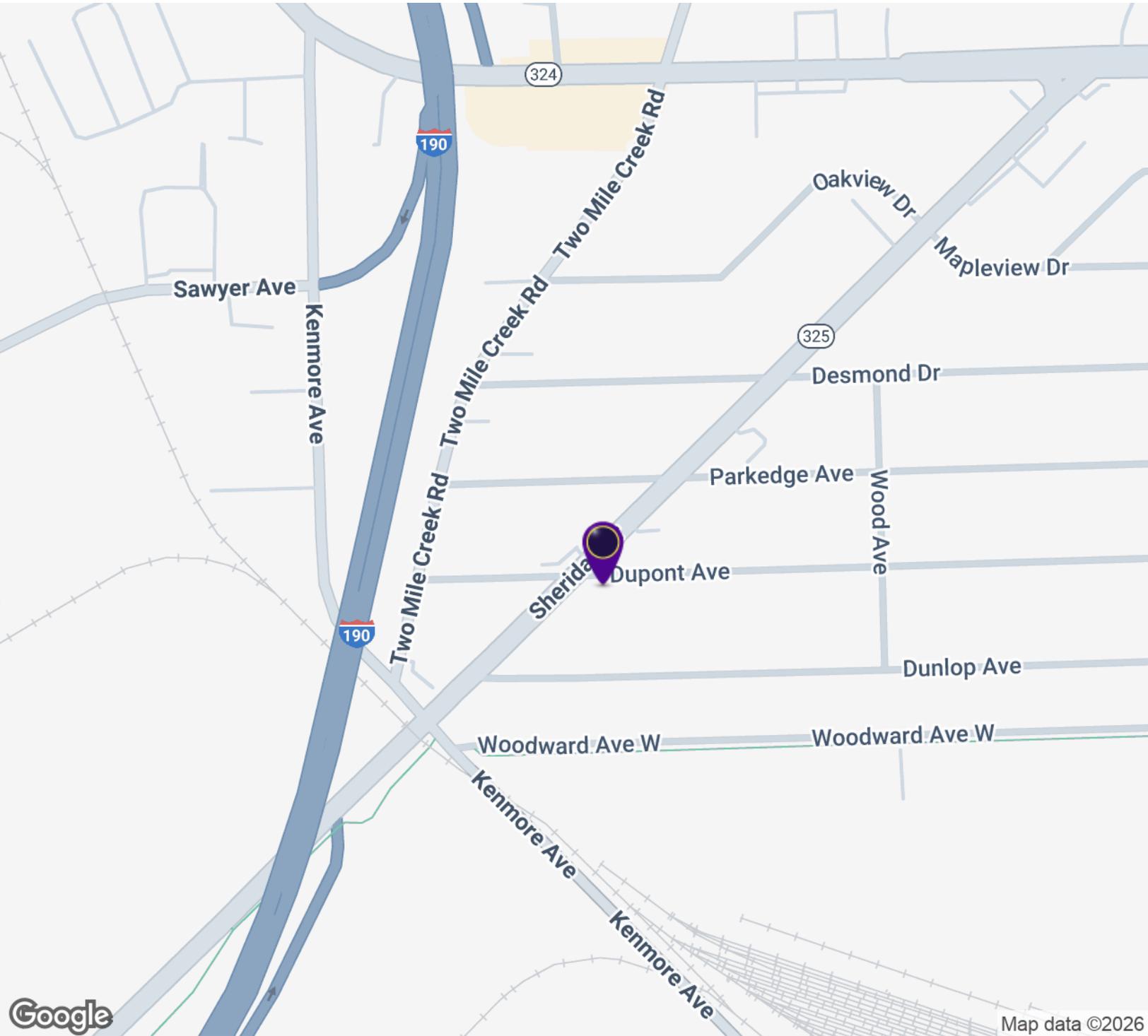


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Google

Map data ©2026

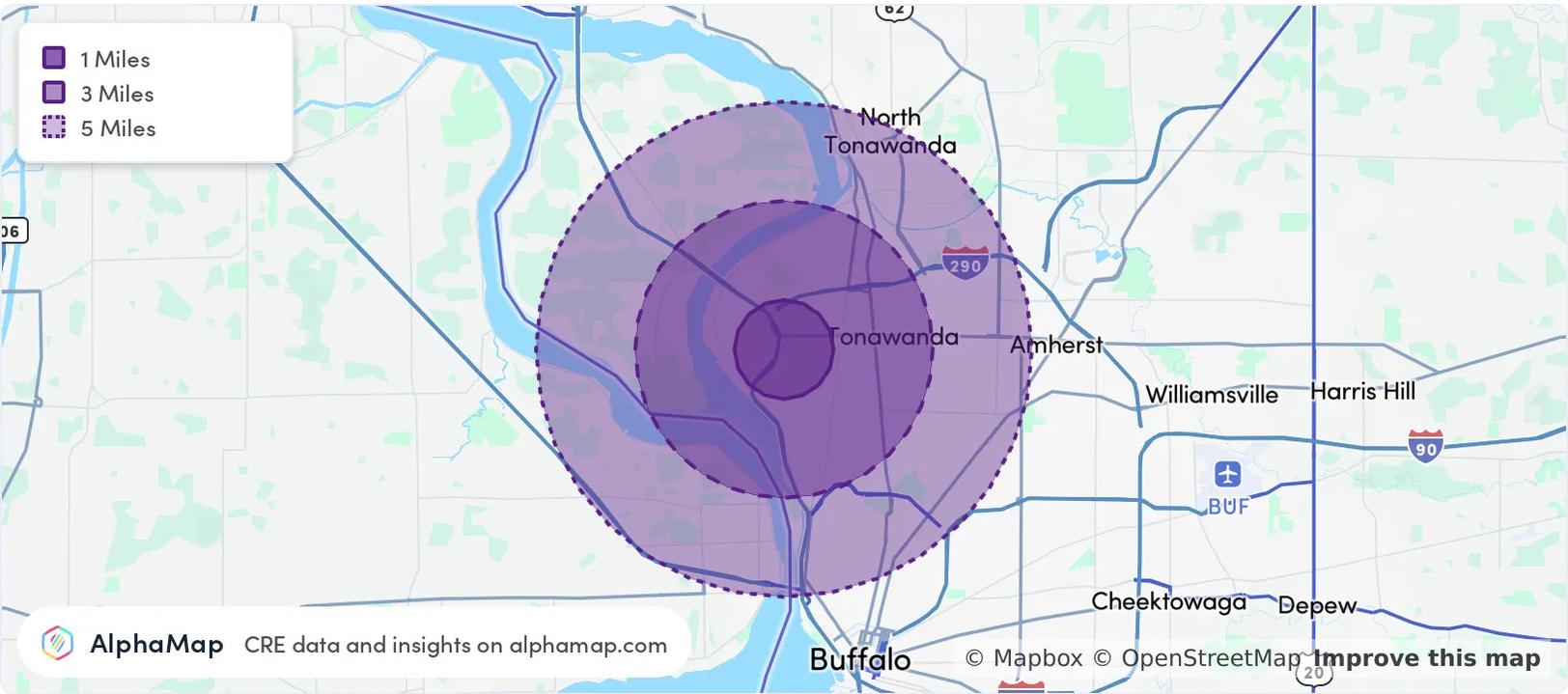


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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	2,428	86,338	243,649
Average Age	41	40	40
Average Age (Male)	41	39	39
Average Age (Female)	42	42	41

**HOUSEHOLD & INCOME**

	1 MILE	3 MILES	5 MILES
Total Households	1,018	37,633	107,670
Persons per HH	2.4	2.3	2.3
Average HH Income	\$79,883	\$78,177	\$82,942
Average House Value	\$163,778	\$226,785	\$266,890
Per Capita Income	\$33,284	\$33,990	\$36,061

Map and demographics data derived from AlphaMap



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