

# 2,945+/- SF Free Standing Building

1241 Colvin Boulevard, Tonawanda, NY 14223



## OFFERING SUMMARY

Sale Price:	Call For More Details
Available SF:	2,945 SF
Lease Rate:	Call for More Details
Lot Size:	0.15 Acres
Year Built:	1961
Building Size:	2,945 SF
Zoning:	Commercial
Market:	Buffalo/Niagara Falls
Submarket:	North

## PROPERTY OVERVIEW

1241 Colvin Blvd., a prime commercial real estate opportunity in the heart of Tonawanda, NY. This versatile 2,945+/- SF property is ideal for businesses seeking a strategic location with excellent visibility and accessibility. The property offers a spacious layout, perfect for various commercial uses such as retail, office, or mixed-use. On-site parking is available. The property is easily accessible by public transportation and is located in a bustling commercial area with a strong customer base.

## LOCATION OVERVIEW

Situated on Colvin Blvd., this property benefits from high traffic exposure and is conveniently located near major highways, including the I-290 Expressway. Other near by businesses include: Jim's Steakout, Dollar Tree, Miller's Thumb Bakery & Cafe, Dash's Market, Panera Bread, Delaware Pub & Grill, The Home Depot, Subway, Anderson's Frozen Custard, Kohl's, Burger King, Walgreens, ALDI, Sonic Drive-In, Target, Top's Super Market, Delta Sonic Car Wash, Valu

## PROPERTY HIGHLIGHTS

- 2,945+/- SF Free Standing Building
- 0.14 Acres
- Excellent Location



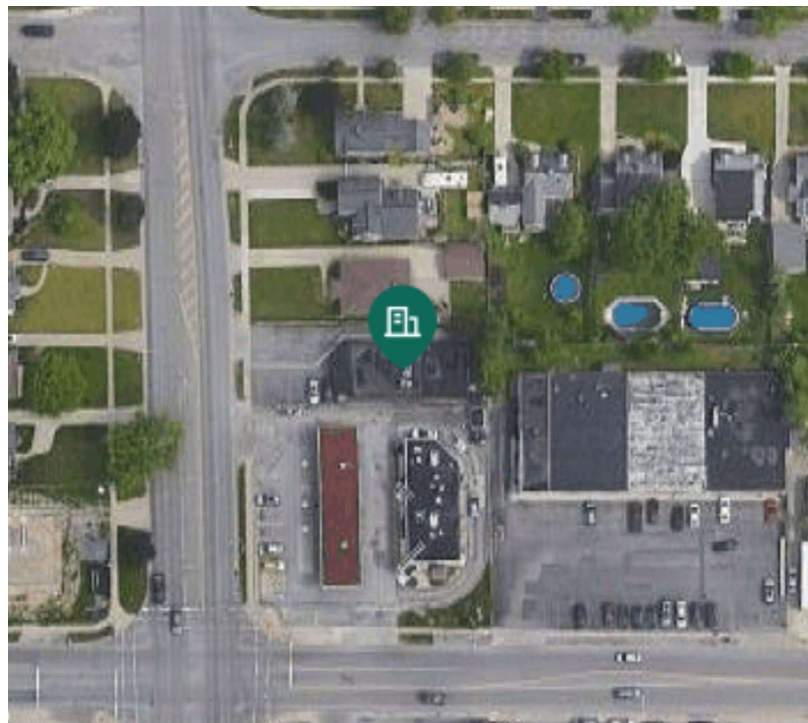
**RICK RECCKIO**  
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4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
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ADDITIONAL PHOTOS

# 2,945+/- SF Free Standing Building

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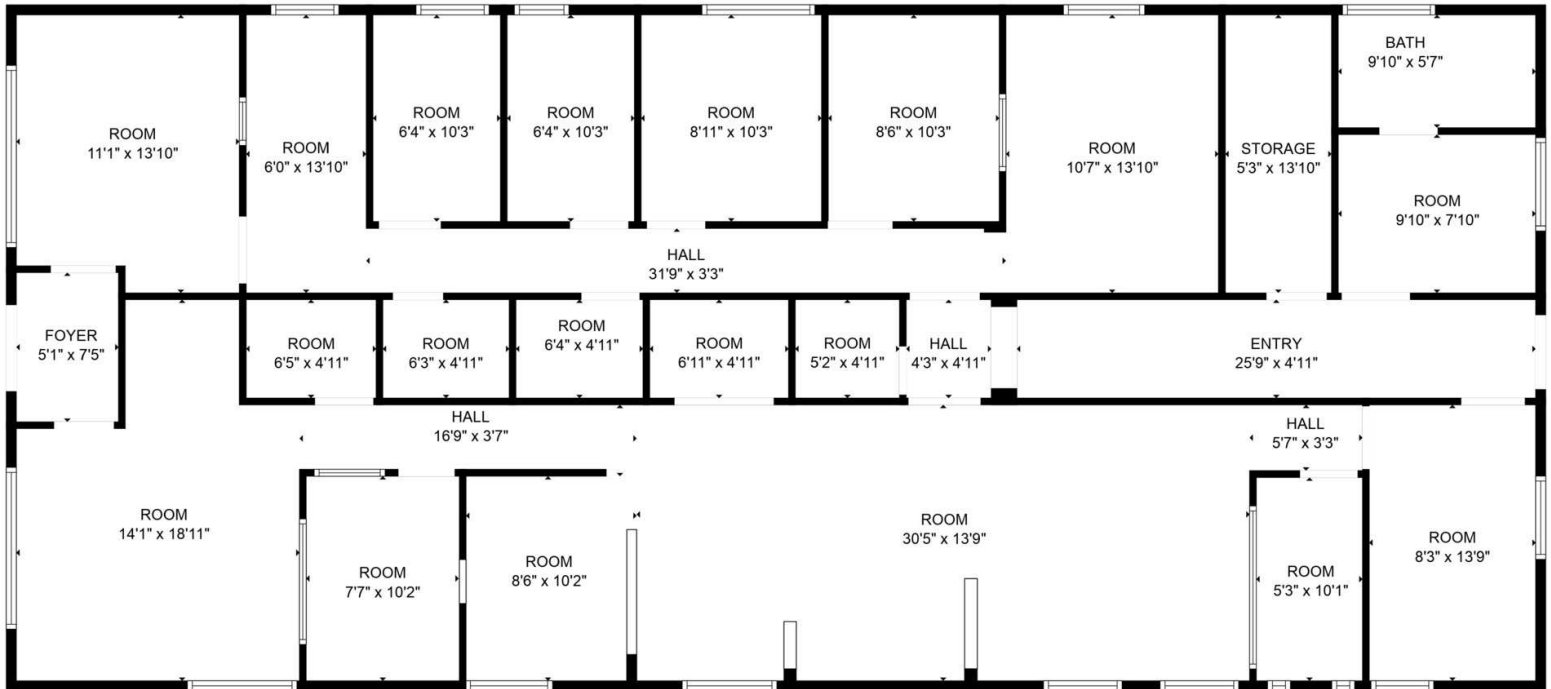
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



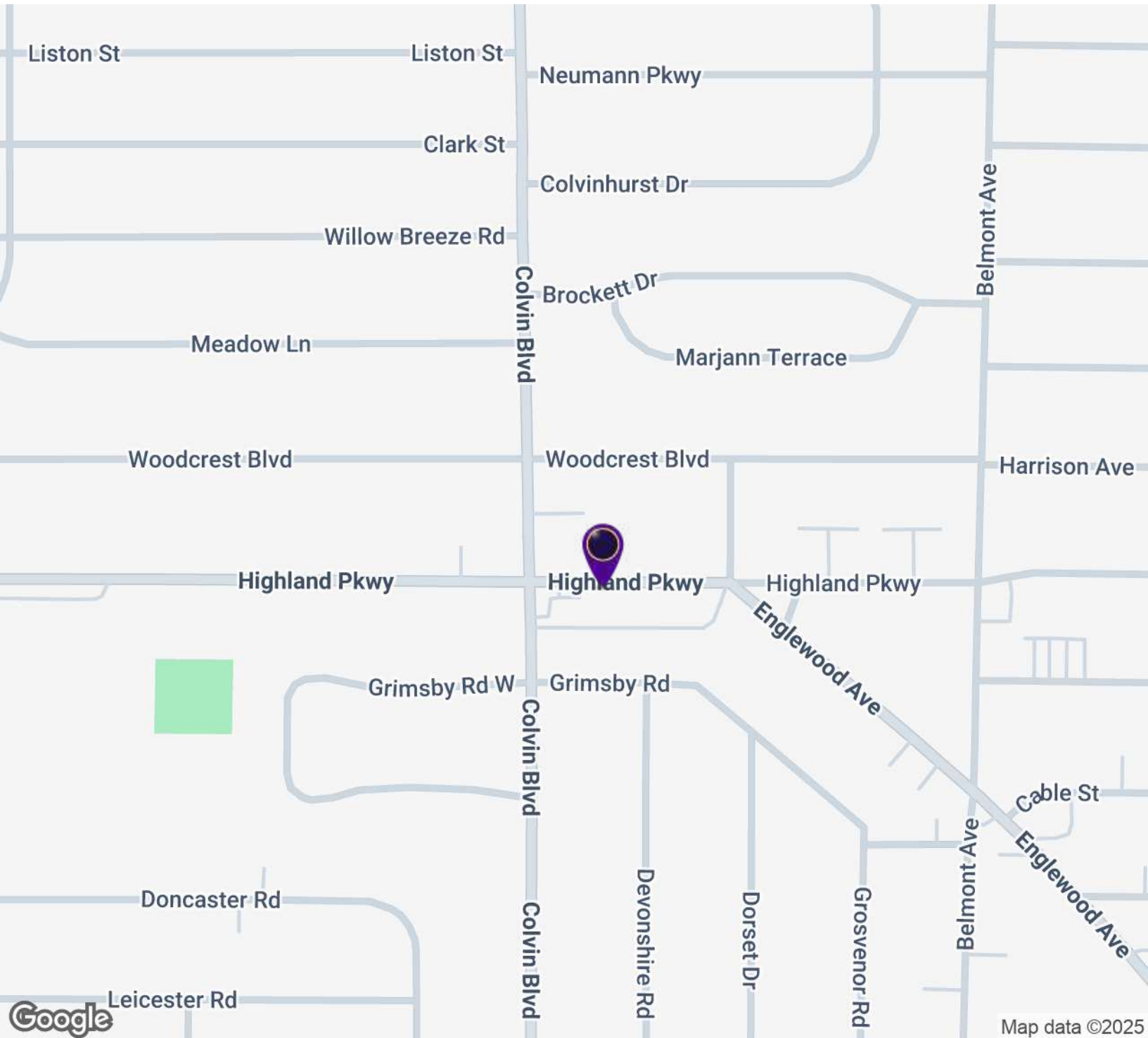
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LOCATION MAP

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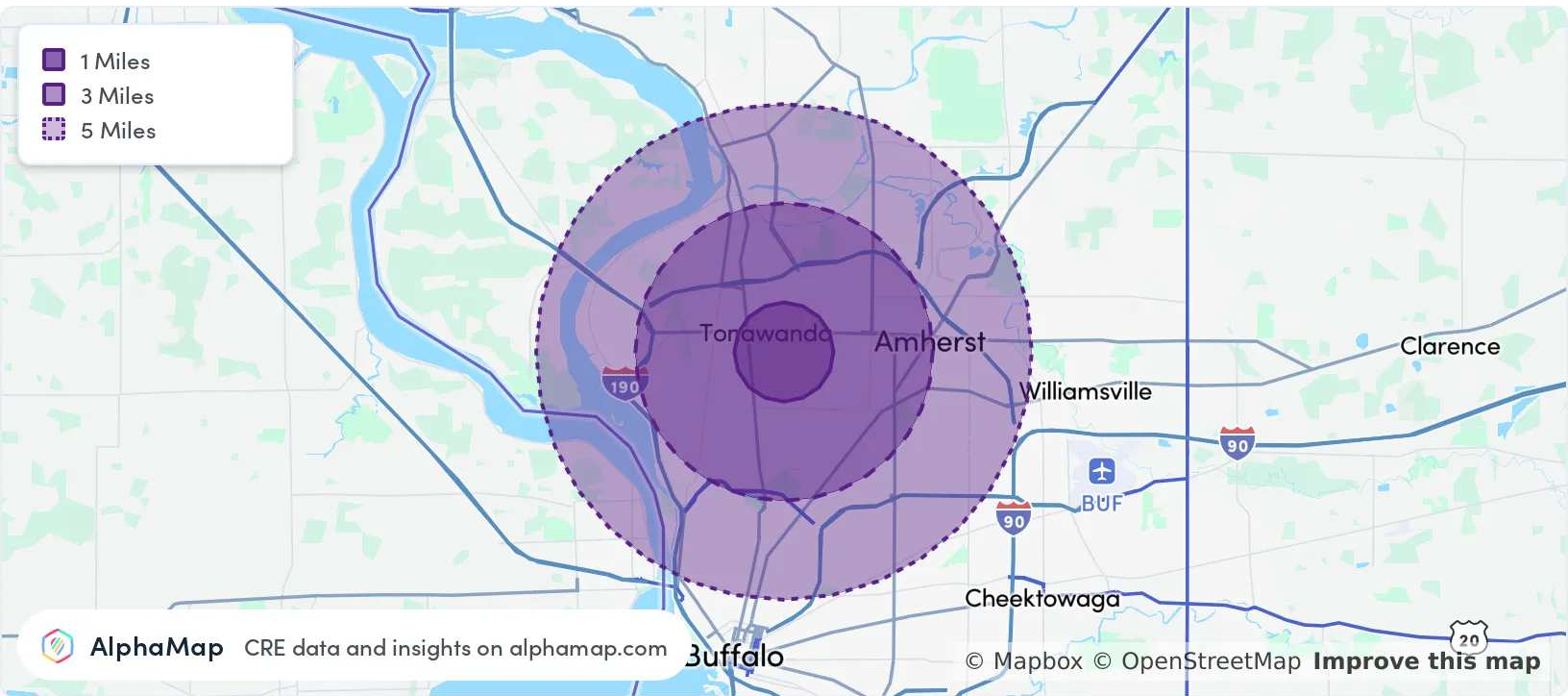


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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	21,633	154,479	347,385
Average Age	44	41	39
Average Age (Male)	42	39	38
Average Age (Female)	46	42	40

**HOUSEHOLD & INCOME**

	1 MILE	3 MILES	5 MILES
Total Households	9,922	68,721	147,401
Persons per HH	2.2	2.2	2.4
Average HH Income	\$105,139	\$84,128	\$79,826
Average House Value	\$258,345	\$243,904	\$257,596
Per Capita Income	\$47,790	\$38,240	\$33,260



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