

FOR SALE OR LEASE

2450 Military Road Niagara Falls, NY



9,696 ± SF Freestanding Retail

Building Features

Building Size	9,696 ± Sq. Ft.
Lot Size	0.61 ± Acres

Property Highlights

- High visibility with pylon signage and rear expressway exposure
- 16'± ceiling height (to joists)
- 23 parking spaces
- Built 1979, expanded in 2011
- 400-amp, 120/208-volt, 3-phase power
- In close proximity to Fashion Outlets Mall
- Trade area anchors include Walmart, Sam's Club, Target, Wegmans, Home Depot, LA Fitness, Tops, Tractor Supply
- Ideal for: auto parts, carpet/flooring, dollar store, liquor store, electrical supply, plumbing supply

Demographics	1 Mile	3 Miles	5 Miles
Population	2,640	42,497	76,559
Average H.H. Income	\$78,583	\$73,695	\$82,293

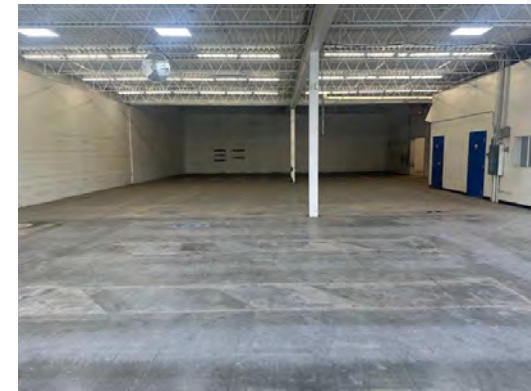
Source: ESRI Business Analyst 2024

Contact

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Former NAPA Auto Parts



Traffic Counts

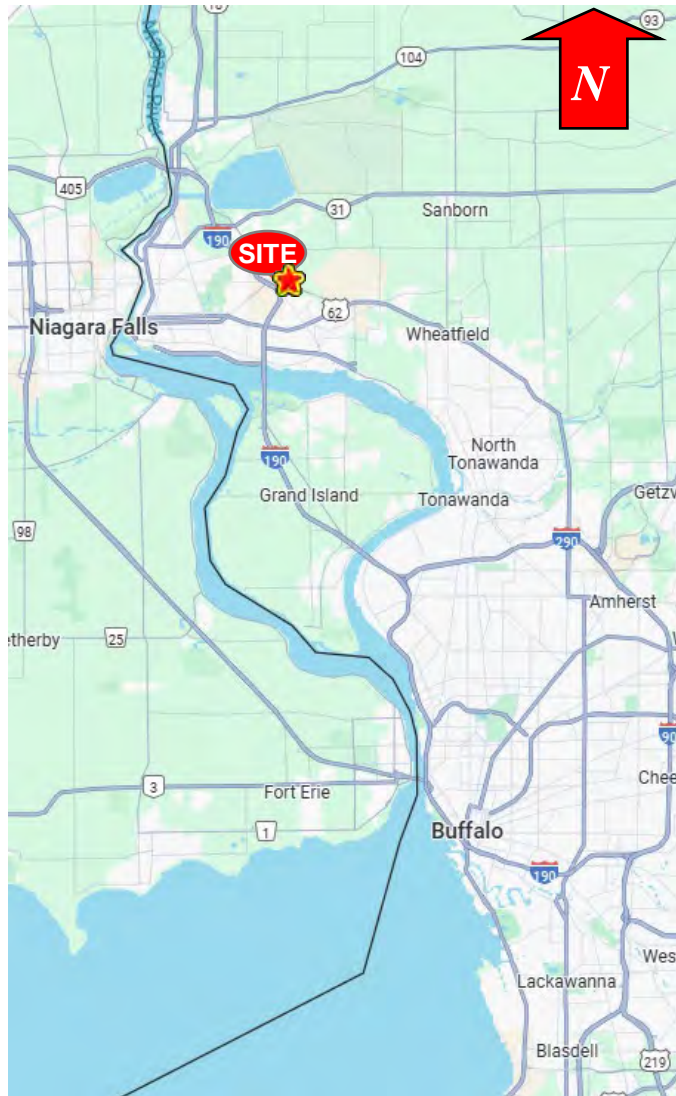
Military Road	23,715 AADT
I-190	35,255 AADT

Source: NYS DOT 2019

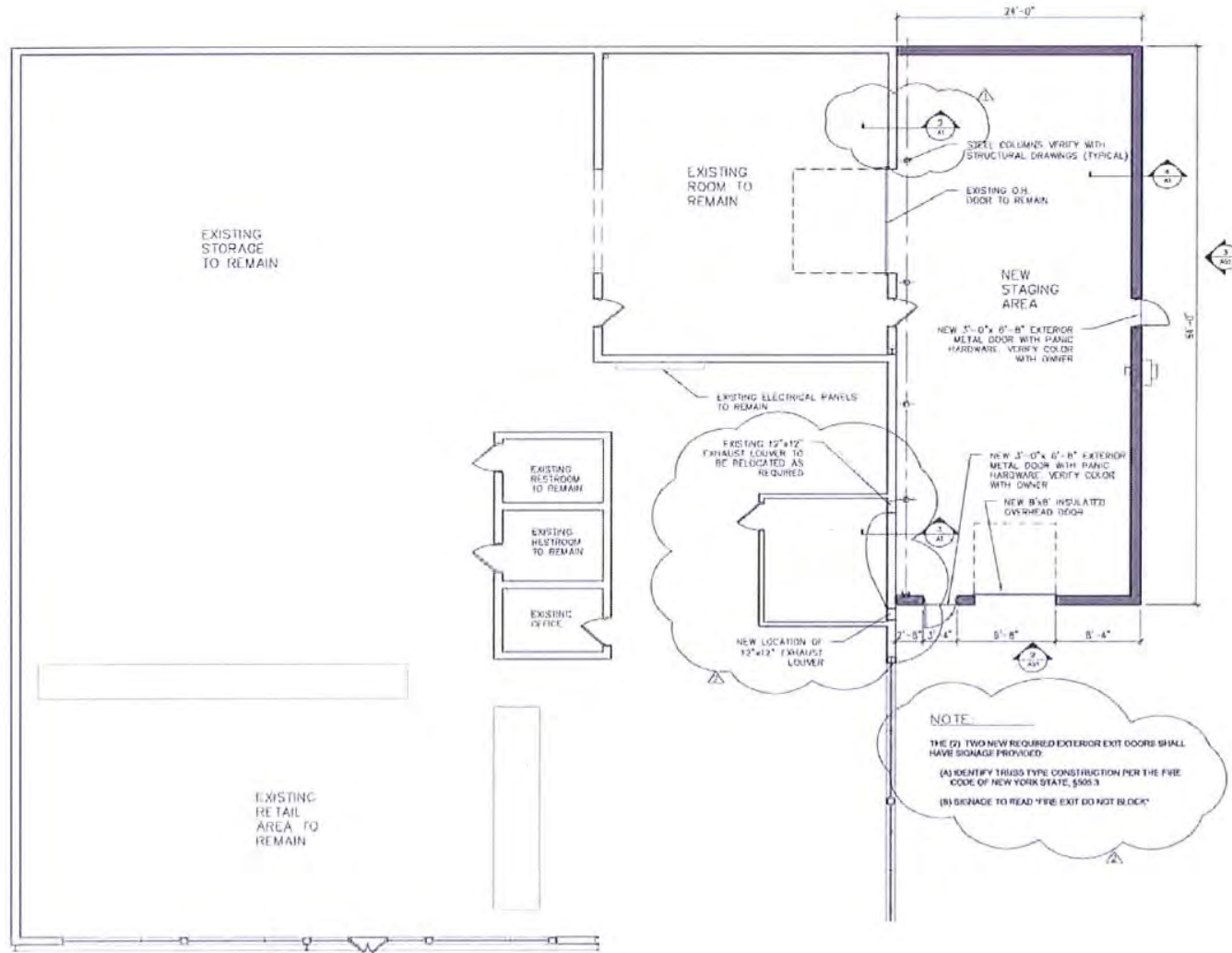
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Location Map



Floor Plan

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