

6,900+/- SF up to 18,900+/- SF Retail Space
4407 Military Road, Niagara Falls, NY 14305



OFFERING SUMMARY

Available SF: 6,900 - 18,900 SF

Lease Rate: Call for More Details

Year Built: 1952

Building Size: 18,900 SF

Zoning: Commercial

PROPERTY OVERVIEW

Available for Sale or Lease 6,900+/- SF and 12,000+/- SF can be combined for total 18,900+/-SF. Former Rite Aid Plaza with excellent visibility adjacent to Tops Super Markets. The parking lot is large and has multiple access points. Great Visibility. Pylon Signage. Surrounded by densely populated neighborhoods. Building has a Drive-Thru. Outparcel also available.

LOCATION OVERVIEW

Located near the corner of Military & Grauer, this site is near Aldi's, Home Depot, Target, Fashion Outlets of Niagara Falls, Red Lobster, Wegmans, Tops Market, HSBC Bank, Save-A-Lot, Super Walmart, Sams Club, and Regal Cinema.

PROPERTY HIGHLIGHTS

- 6,900+/- SF and 12,000+/- SF For Sale or Lease
- Great Visibility
- Pylon Signage
- Ample Parking
- On The Bus Line
- Outparcel also Available.

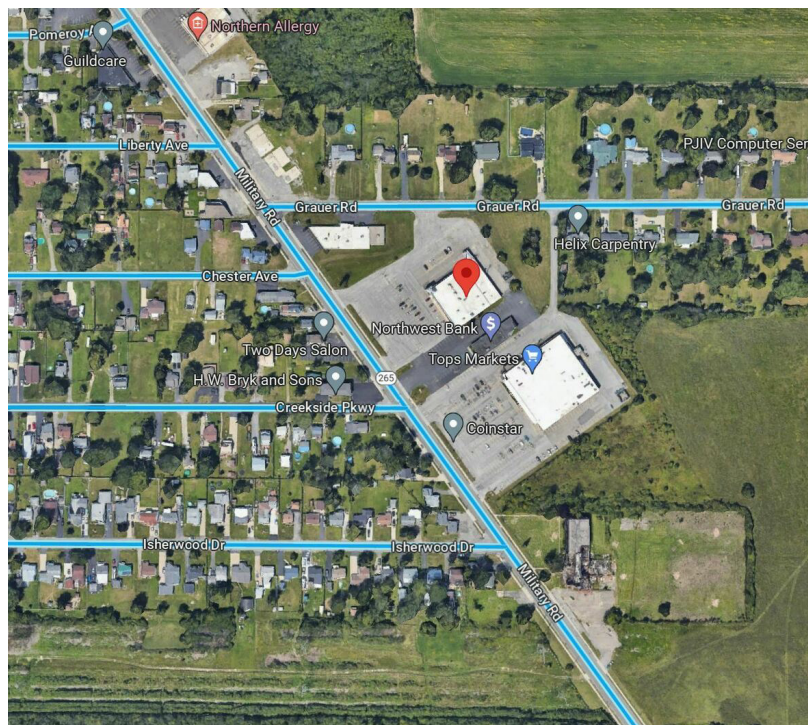


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ADDITIONAL PHOTOS

6,900+/- SF up to 18,900+/- SF Retail Space
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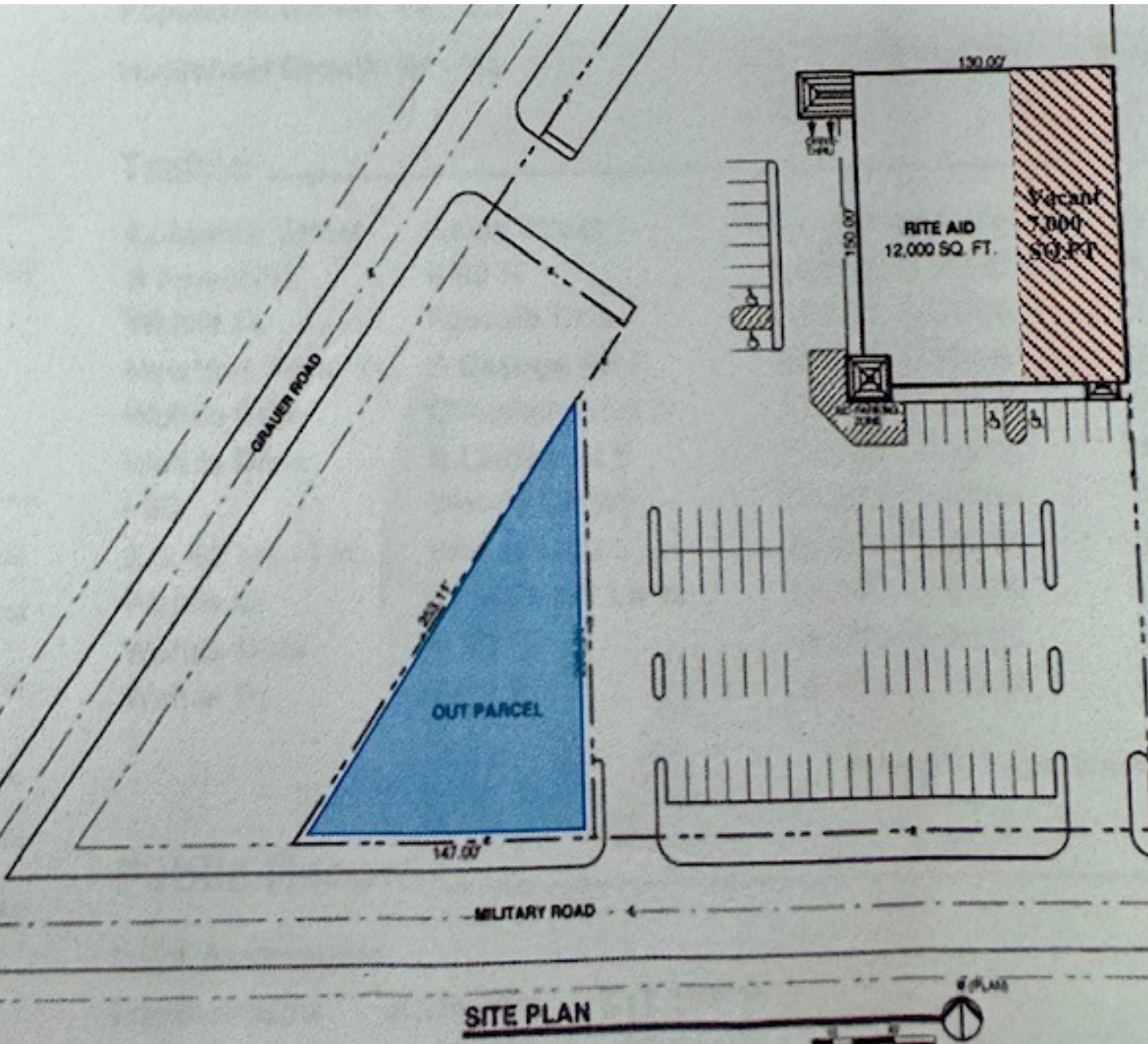


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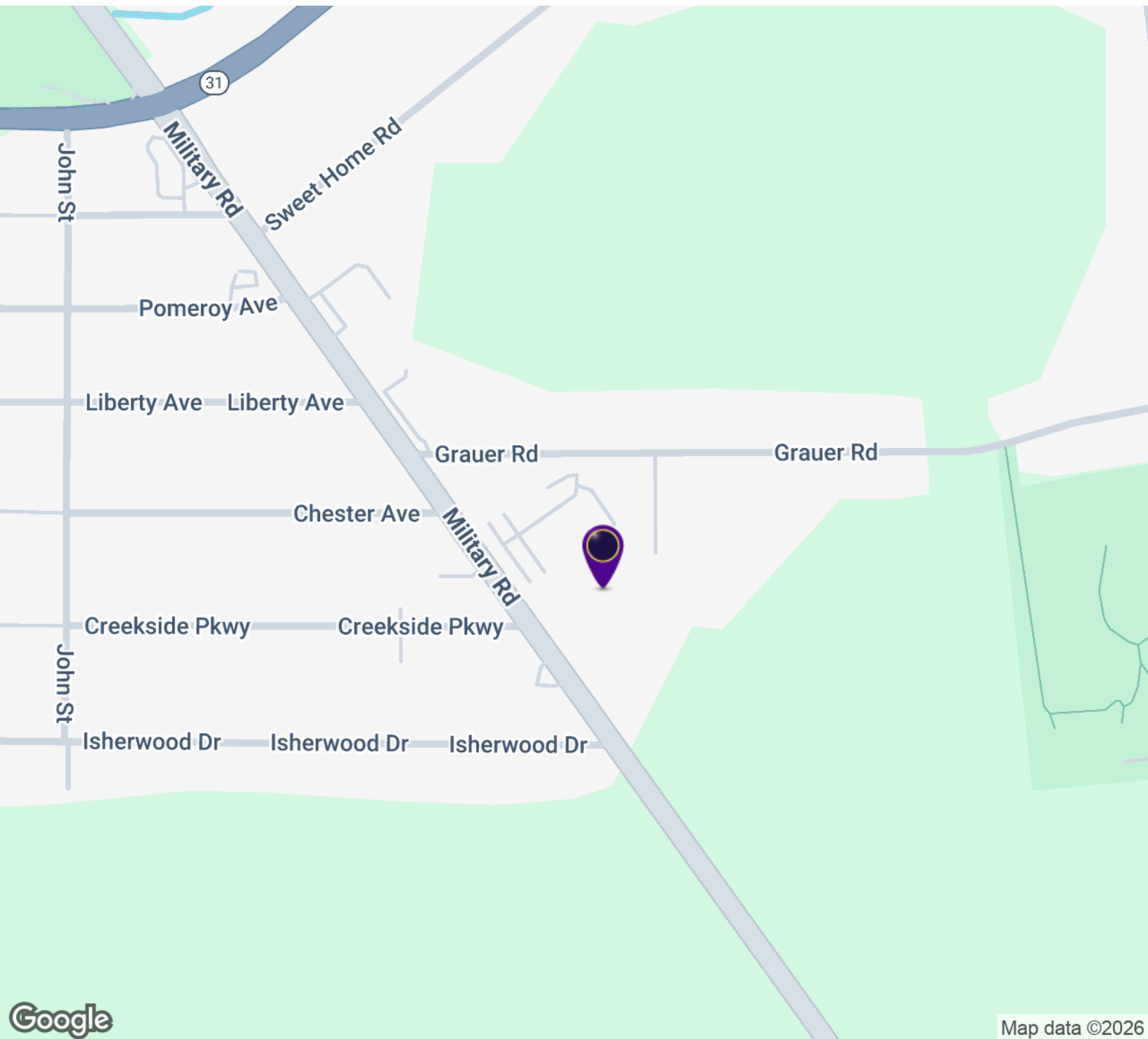
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LOCATION MAP

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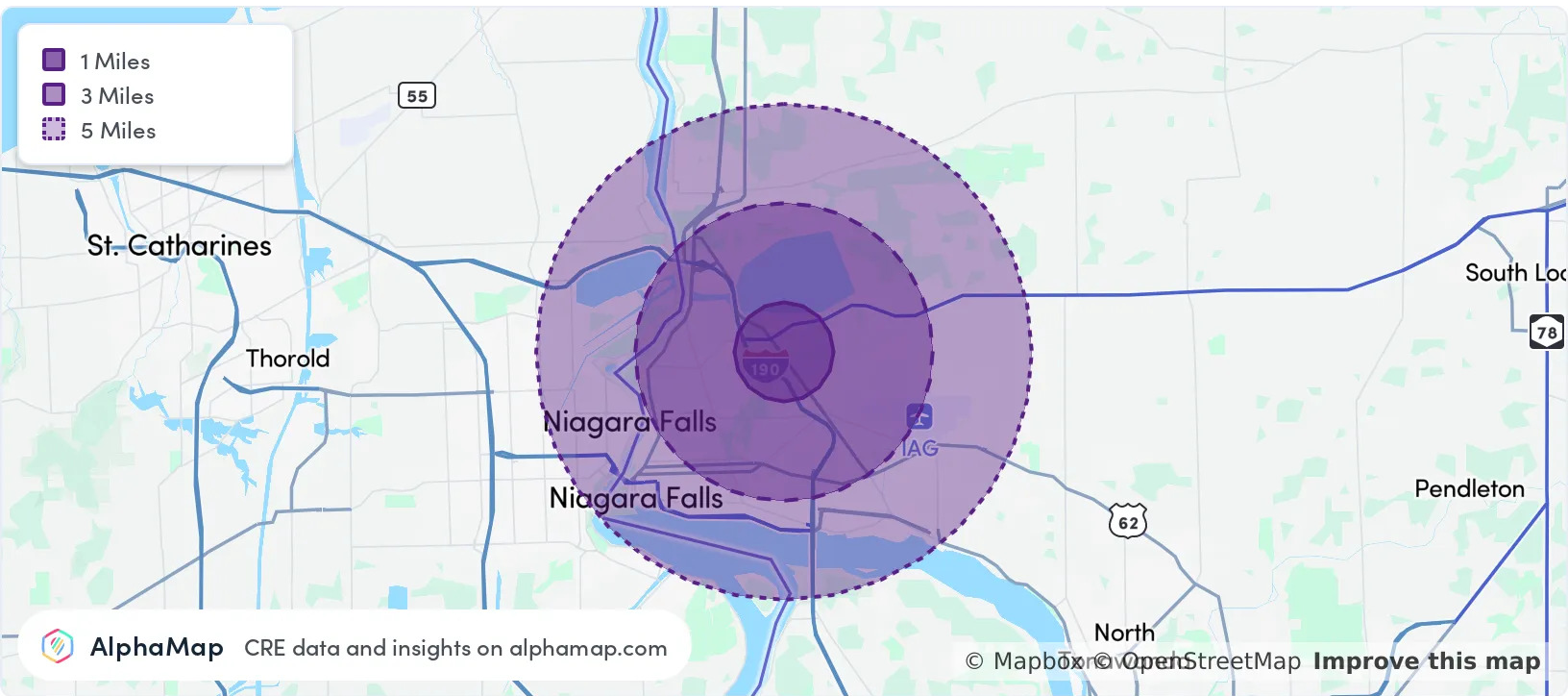


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AREA ANALYTICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,225	35,344	72,945
Average Age	45	41	43
Average Age (Male)	44	39	41
Average Age (Female)	47	42	44
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	929	14,849	32,345
Persons per HH	2.4	2.4	2.3
Average HH Income	\$84,106	\$71,359	\$75,529
Average House Value	\$190,766	\$167,210	\$198,158
Per Capita Income	\$35,044	\$29,732	\$32,838

Map and demographics data derived from AlphaMap



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