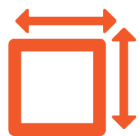


FOR SALE/LEASE

7804 BUFFALO AVE, NIAGARA FALLS, NY 14304



11,685 +
SF AVAILABLE



83,948
PEOPLE WITHIN 5 MILES



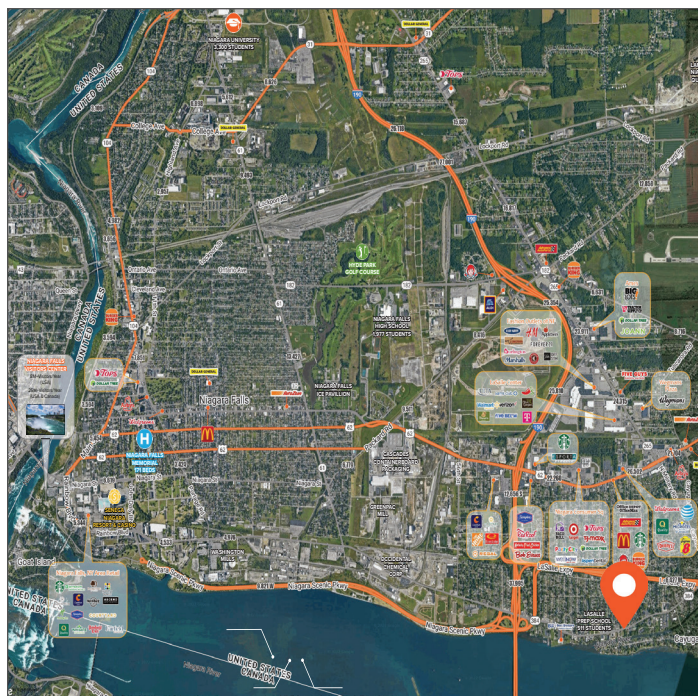
\$NEGOTIABLE
LIST PRICE

OFFERING SUMMARY

Property Type	Retail
Property Size	11,685+SF / 1.11Acres
Traffic Counts	Buffalo Ave: 4,816 / vpd
Parking	40+ Spaces
Zoning	C1-A NBHD Comm
List/Lease Price	\$ Negotiable

PROPERTY HIGHLIGHTS

- Former Rite Aid retail property on high-visibility Buffalo Avenue corridor
- Minutes from Niagara Falls tourist district and Niagara Falls State Park
- Surrounded by dense residential neighborhoods supporting strong local traffic
- Existing drive-thru window—ideal for pharmacy, QSR, or financial services
- Ample on-site parking with easy ingress and egress

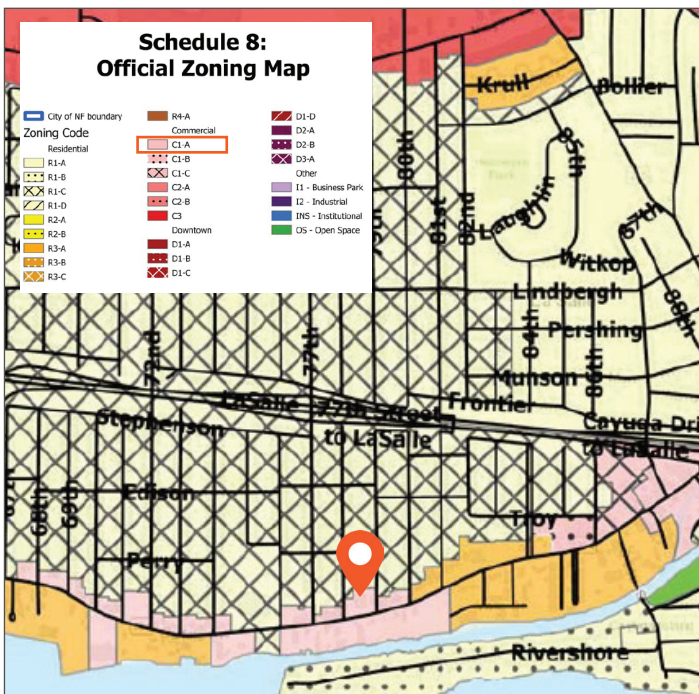
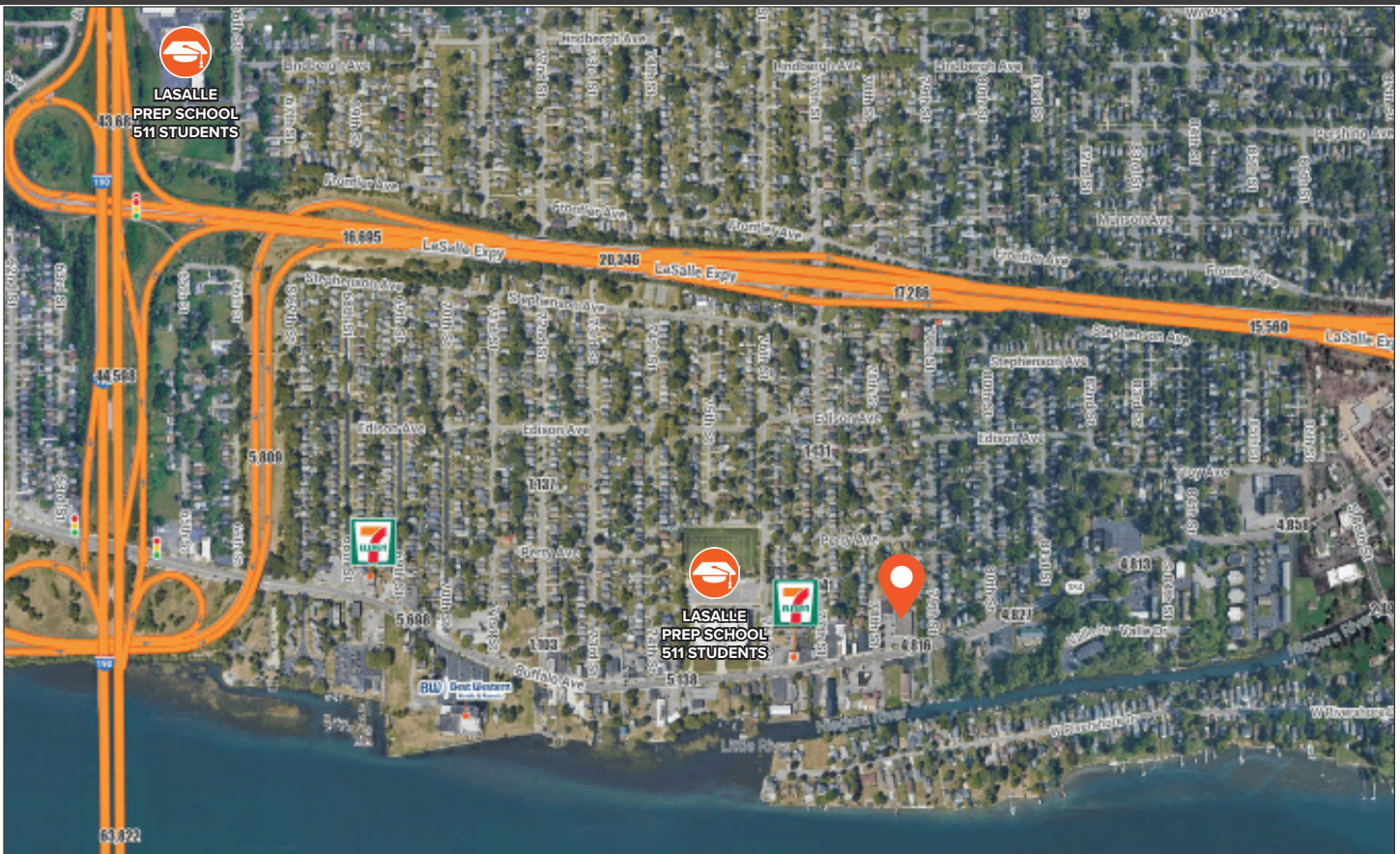


DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	9,048	32,162	83,948
Median HH Income	\$65,822	\$68,366	\$65,356
Households	4,242	14,918	37,653
Employees	857	12,751	31,843

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Caliber
Commercial Brokerage



Zoning: C1-A Neighborhood Commercial Permitted Uses:

- Boutique retail & service businesses
- Restaurants, cafés, and bars
- Office and professional services
- Child day care centers
- Hotels and bed & breakfasts
- Cultural institutions (museums, galleries)
- Community centers & religious facilities
- Veterinary clinics
- Funeral homes
- Public and private schools
- Licensed group homes

Zoning Highlights:

- Max Building Height: 35 ft
- Max Floor Area Ratio (FAR): 1.5
- Minimal front setbacks to support pedestrian-friendly design
- Parking & service areas must be located behind the building

Daniel Bosio

Licensed Real Estate Salesperson

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