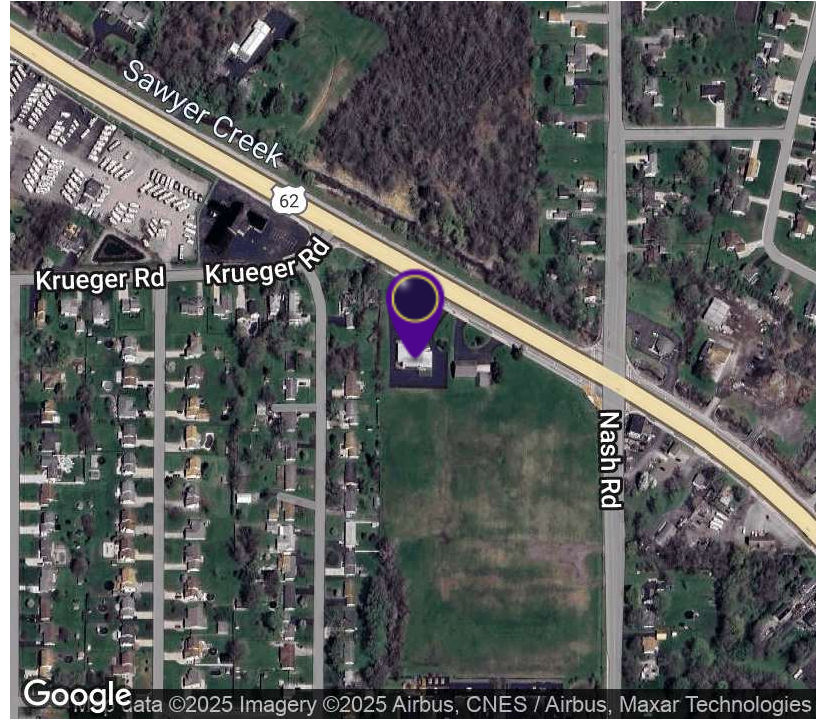


2.2+/- Acres Vacant Land

3200 Niagara Falls Boulevard, North Tonawanda, NY 14120



OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	2.2 Acres
Zoning:	Commercial
Price / SF:	\$15.65

PROPERTY OVERVIEW

Prime signalized corner with high traffic, spanning 2.2+/- acres. Ideal for various uses including retail, office space, fast food, medical facilities, gas/convenience store, hotel, assisted living, and mixed-use developments. Entire parcel is zoned C-1 commercial. Bus stop on corner. New curbing and sidewalks. All utilities at site. Traffic counts on both roads approximately 27,000+/- Daily.

PROPERTY HIGHLIGHTS

- 2.2+/- Acres
- Commercial Zoning
- Corner Lot
- 280' x 340'+/-
- Additional 5+/- Acres could be available for an additional amount
- All Environmentals Completed



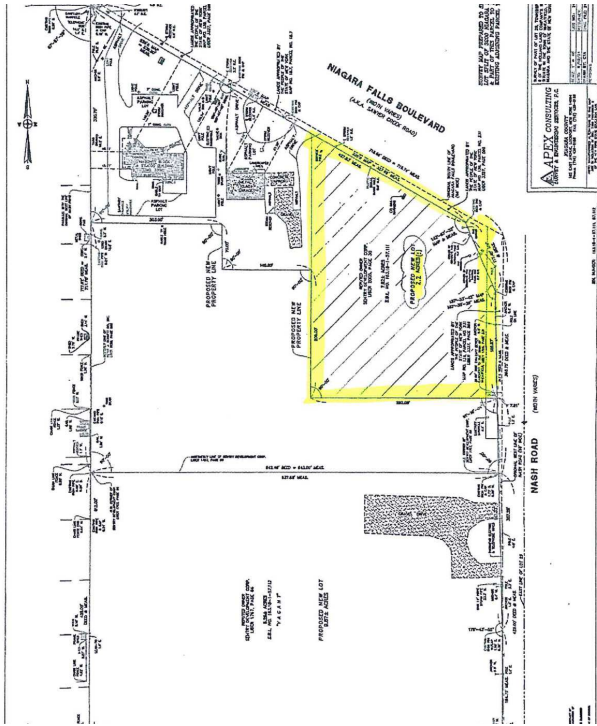
RICK RECCKIO
 716.998.4422
 rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
 Williamsville, NY 14221
 (O) 716.631.5555 // (F) 716.632.6666
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PROPERTY DESCRIPTION

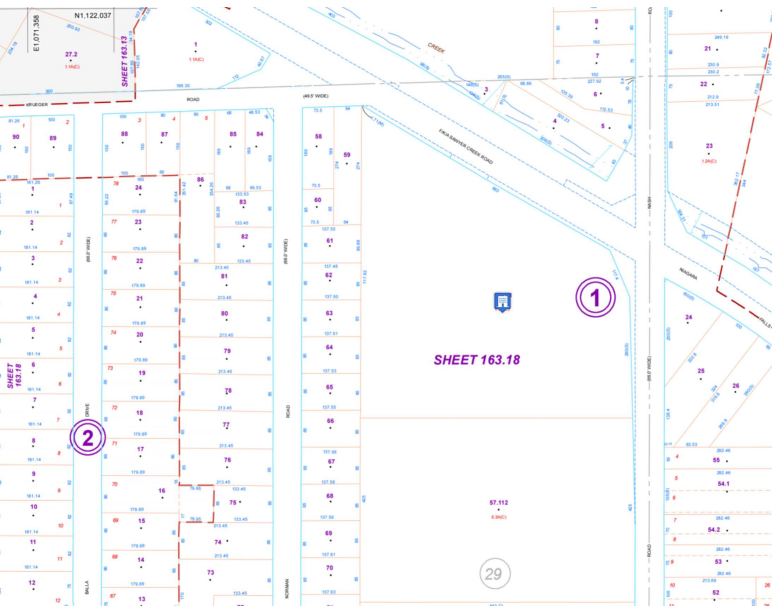
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LOCATION DESCRIPTION

Situated on the bustling Niagara Falls Boulevard with its strategic location provides easy access to major highways and transportation hubs, ensuring smooth connectivity for both employees and clients. The property is surrounded by a variety of amenities, including popular dining options, retail centers, and recreational facilities. It is conveniently located between Tonawanda, NY, and Niagara Falls, NY, nestled between Wal-Mart and Niagara Falls International Airport. Just 11 Mi to Rainbow Bridge Canada and 10 Minutes to NYS I-190.

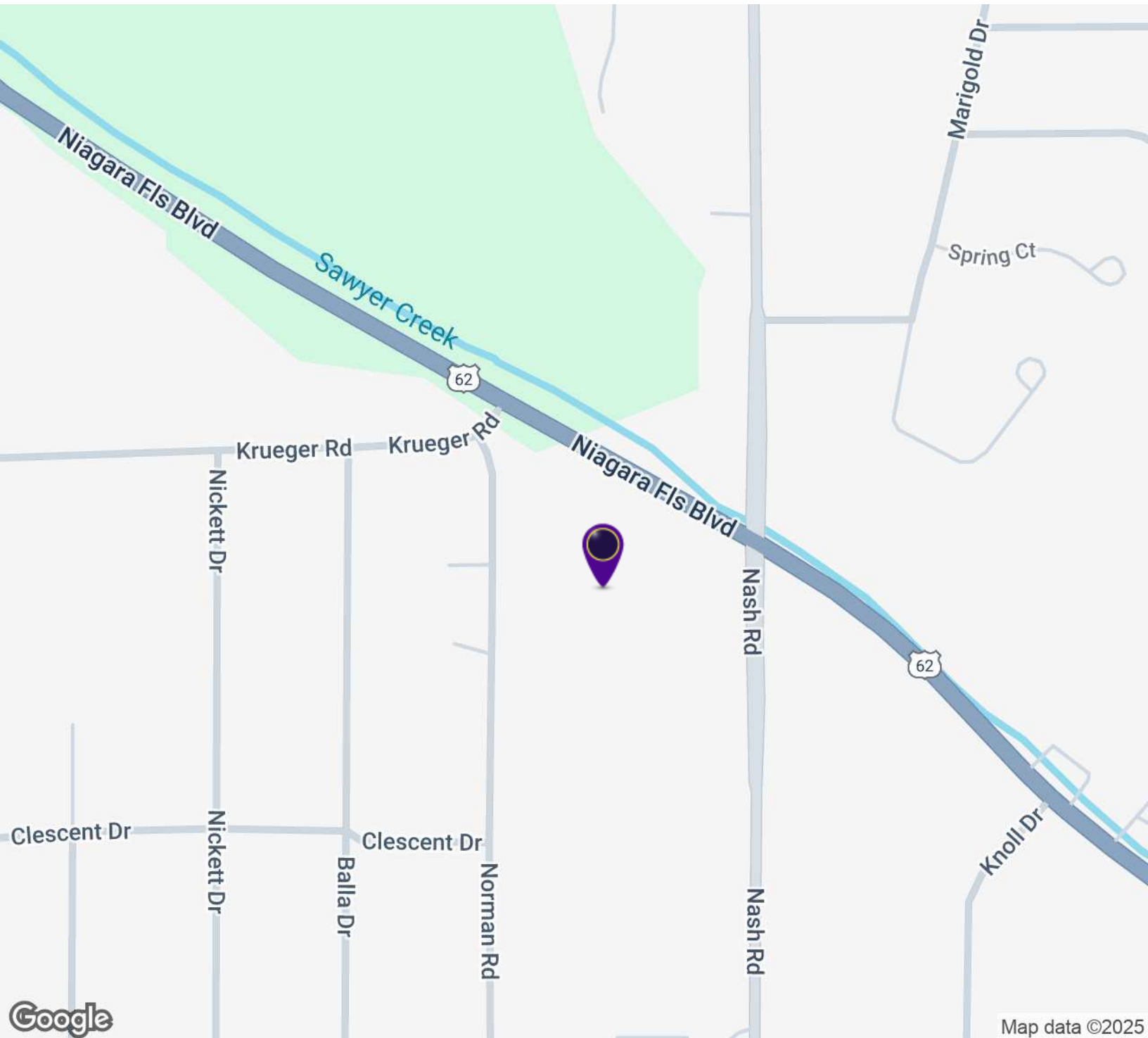


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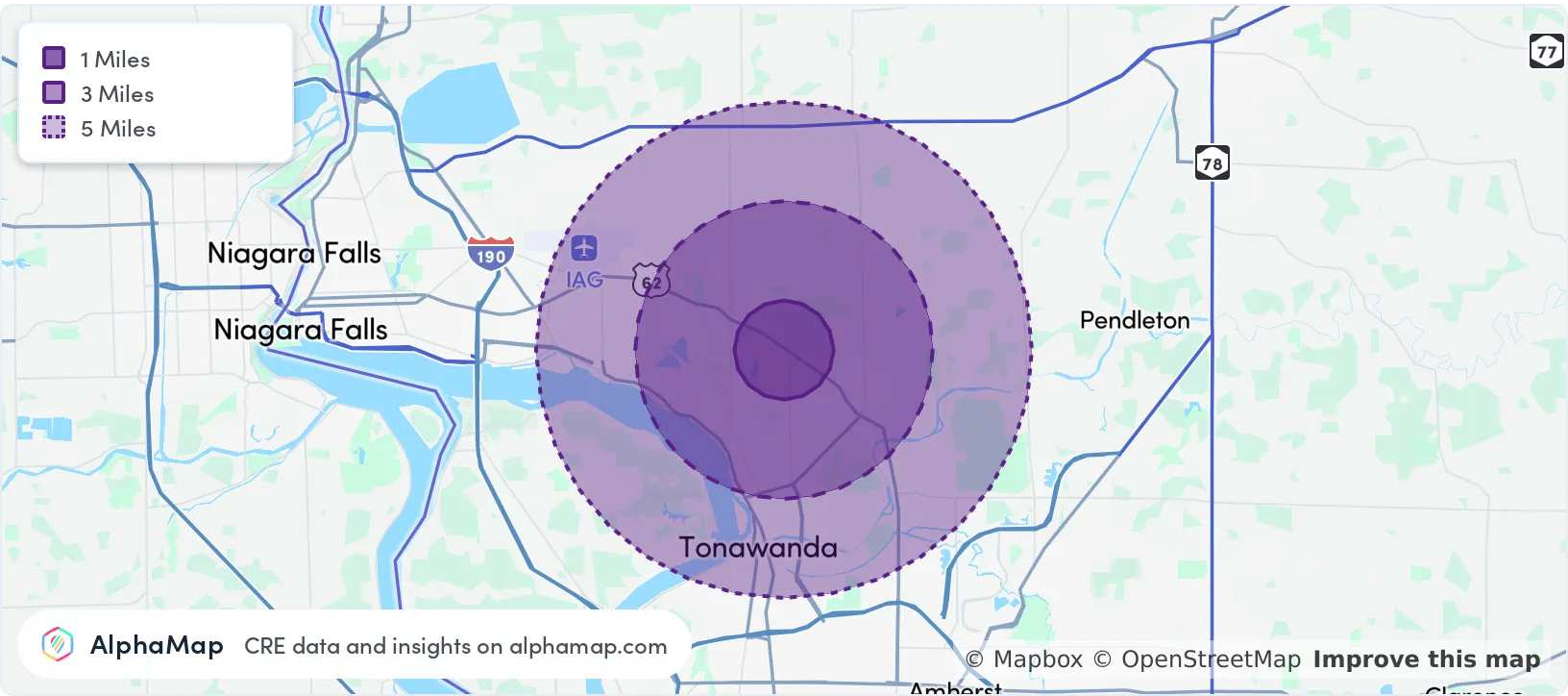


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,919	36,022	100,733
Average Age	47	45	44
Average Age (Male)	45	43	42
Average Age (Female)	48	46	45

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,462	15,563	44,659
Persons per HH	2.7	2.3	2.3
Average HH Income	\$132,202	\$105,171	\$95,078
Average House Value	\$287,305	\$260,069	\$254,828
Per Capita Income	\$48,963	\$45,726	\$41,338

Map and demographics data derived from AlphaMap



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