

2700 MILITARY ROAD

Niagara Falls, NY (Town of Niagara Falls) 14304



LAST PAD SITE AVAILABLE

SITE

Lot lines are approximate

AVAILABLE OPPORTUNITY

- » FOR SALE: \$599,000
- » 0.71-Acre Pad Site
- » Build-to-Suit Lease or Ground Lease also available
- » Last pad site available in this development!

PROPERTY HIGHLIGHTS

- » Site offers convenient traffic light access, full connectivity & shared access with entire development, which includes newly renovated 100k SF Extra Space Storage facility, GO Carwash & future Niagara Hyundai car dealership
- » Prime location at the corner of Military Road & Packard Road
- » Excellent visibility & signage potential from I-190
- » Traffic counts over 23,200 VPD on Military Road & over 24,000 VPD on Packard Road



FOR MORE INFORMATION, PLEASE CONTACT:



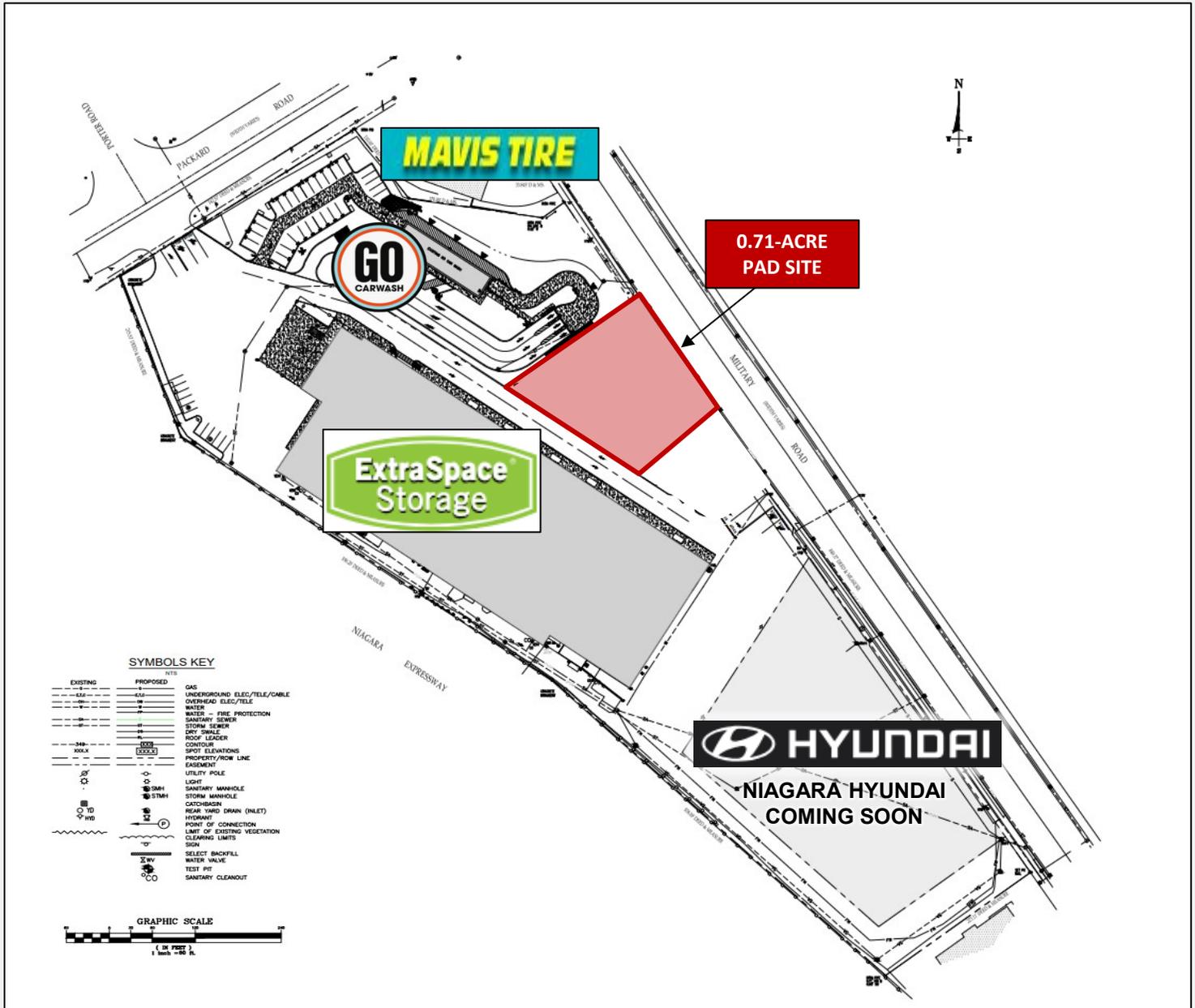
JANELL VANEGAS
 Licensed Real Estate Broker
 585.615.1102 (c)
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SITE PLAN



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MARKET AERIAL



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LOCATION HIGHLIGHTS



Buffalo, NY- Amazon Purchases Land for New Distribution Center

Amazon is poised to make a significant imprint on the economic landscape of the Town of Niagara Falls, New York, with its latest venture. The ecommerce giant has recently acquired a sprawling 3,000,000 SF property encompassing approximately 216 acres, for the construction of a \$550 million regional distribution center. This massive project is expected to generate a substantial economic impact on the region, expected to bring more than 1,000 jobs and the potential to draw in additional businesses, ultimately contributing to the local economy. The new Amazon Distribution Center is currently under construction, nearing completion and is located at the intersection of Packard Road and Lockport Road, just a 6-minute drive from the site.



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LOCATION HIGHLIGHTS



Niagara Falls is located on the border of New York State and Canada, north of Buffalo. It is part of the Buffalo-Cheektowaga-Niagara metropolitan market, within 50 miles of Toronto and 75 miles of Rochester and Jamestown. While Niagara Falls may be most well-known for its natural wonder by the same name, it is also a booming area for health care, colleges and retail.

Top employers in Niagara County include Niagara Falls Air Reserve Station, Seneca Niagara Casino, Fashion Outlets of Niagara, General Motors Components Holdings, Niagara County, Niagara Falls Memorial Medical Center and Niagara County Community College. The top two industries are Health Care and Retail.

Military Road and Niagara Falls Boulevard are the most highly trafficked retail corridors in Niagara Falls, featuring major retailers such as Wegmans, Walmart and Target along with the destination shopping center, Fashion Outlets Niagara Falls. Located right off I-190, the subject property is ideally situated at the gateway to this strong retail area.

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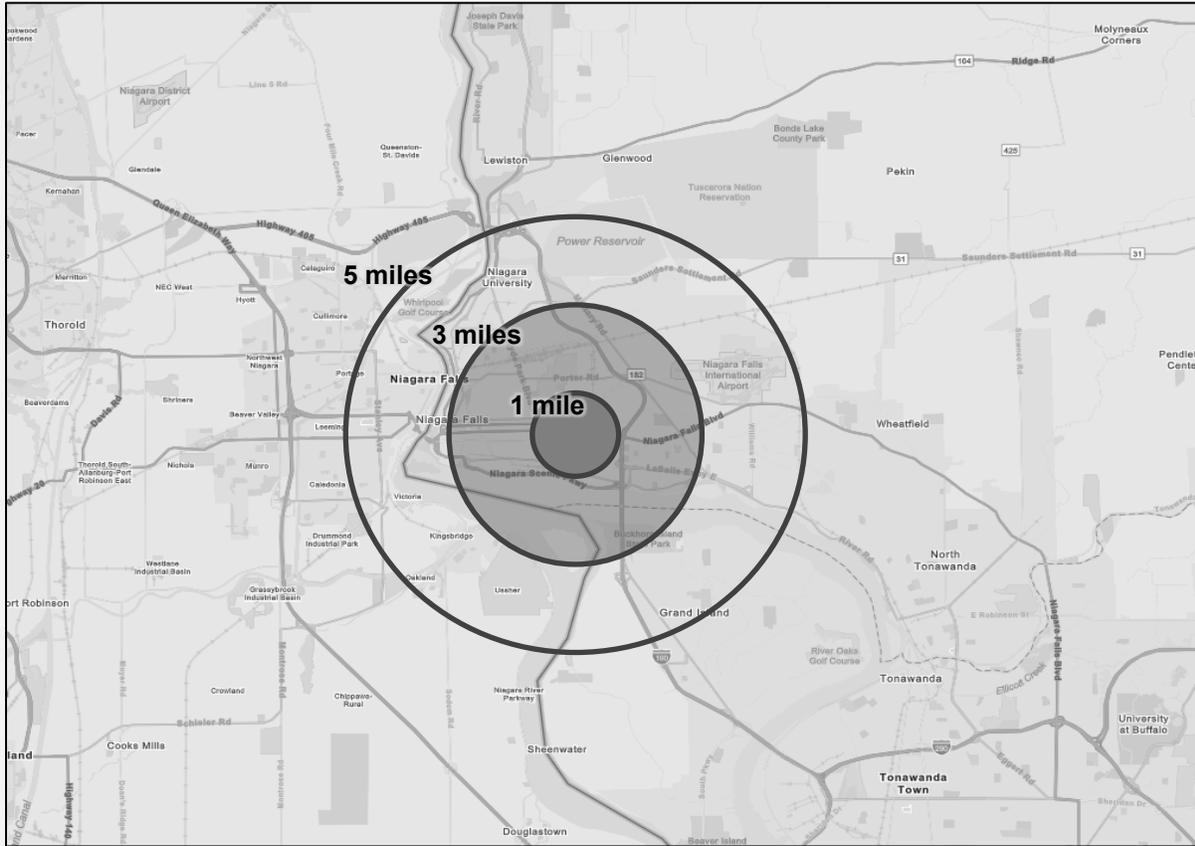
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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	2,738	44,501	74,352
Daytime Population	4,726	41,015	74,513
Households	1,185	20,014	33,324
Average Household Income	\$74,622	\$67,881	\$77,003



1,539
Businesses



18,094
Employees



\$108,376
Median Home Value



43
Median Age

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