

9,945+/- SF Retail Building on 1.17+/- Acres

10158 Niagara Falls Blvd, Niagara Falls, NY 14304



OFFERING SUMMARY

Sale Price:	\$1,700,000
Available SF:	9,945 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	1.17 Acres
Year Built:	1980
Building Size:	9,945 SF
Renovated:	2018
Zoning:	Commercial
Price / SF:	\$170.94

PROPERTY OVERVIEW

This 9,950+/- SF Strip plaza is move in ready for sale or for lease. Highly visible plaza on Niagara Falls Blvd directly across the street from the Niagara Falls International Airport. Multiple spaces available inside the property which include 1,000 up to 5,000 +/- SF. Flexible on terms and pricing. Owner would prefer a long term tenant. Ideal for any retail, medical, office, restaurant, etc... Ample parking in a large parking lot resurfaced in 2024. Additional billboard on site generates income for the owner. Access from both Porter Road and Niagara Falls Blvd. Great visibility and high drive by traffic location.



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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

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PROPERTY HIGHLIGHTS

- 10,000+/- SF Strip Plaza Available For Sale or Lease
- Across the Street from Niagara Falls International Airport
- Multiple Tenant Facility
- Ample Parking

OFFERING SUMMARY

Sale Price:	\$1,700,000
Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	5
Available SF:	9,945 SF
Lot Size:	1.17 Acres
Building Size:	9,945 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,557	13,815	35,355
Total Population	5,204	30,319	80,850
Average HH Income	\$68,860	\$87,911	\$84,566



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ADDITIONAL PHOTOS

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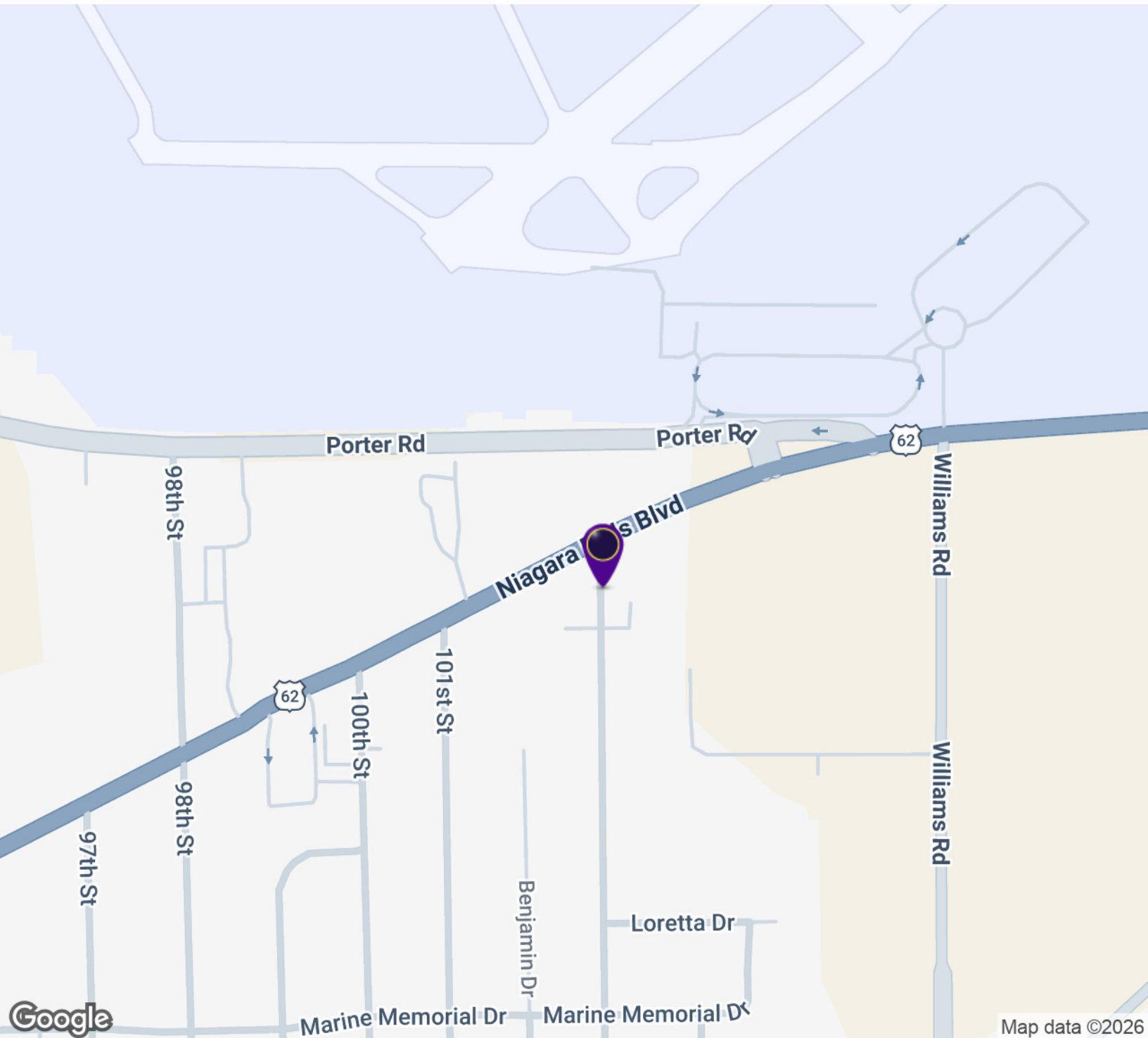
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LOCATION MAP

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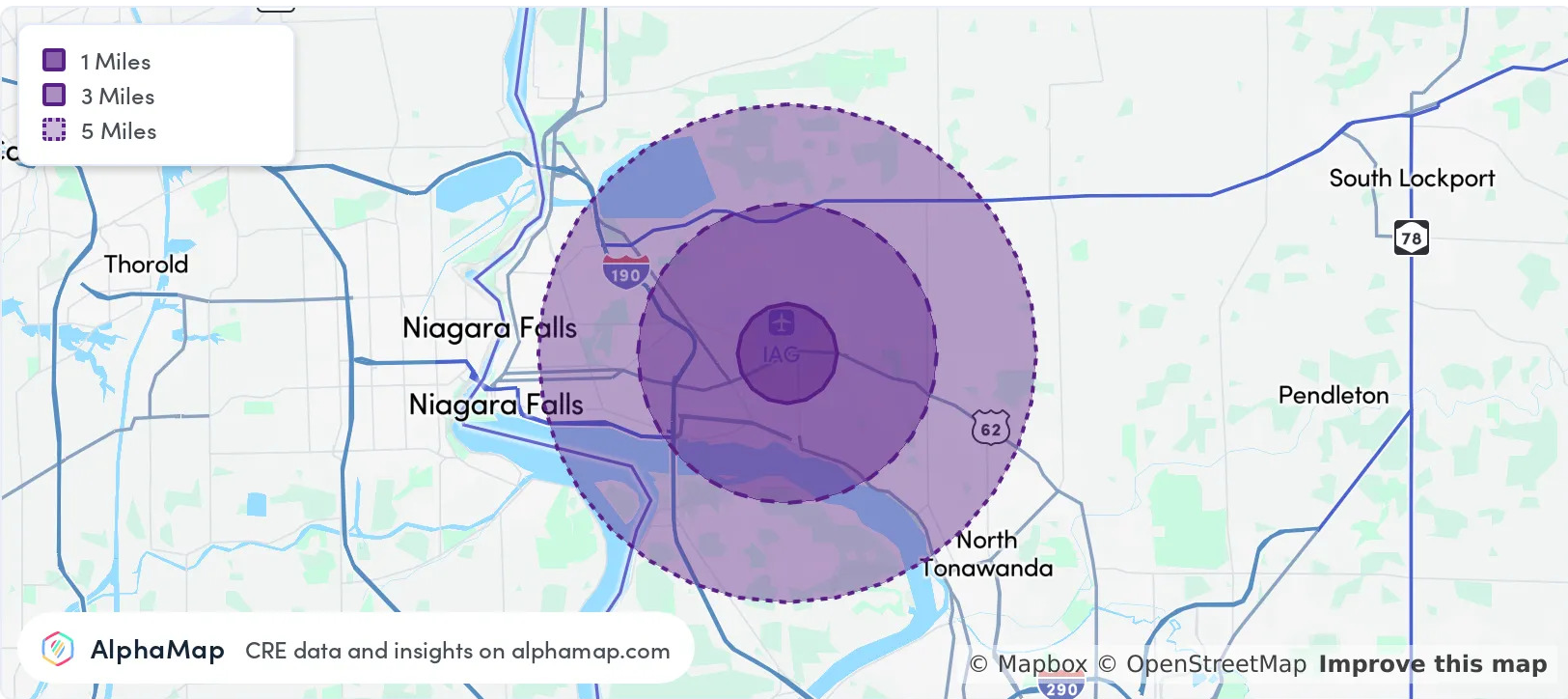


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AREA ANALYTICS

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,204	30,319	80,850
Average Age	46	45	43
Average Age (Male)	44	44	42
Average Age (Female)	48	46	44

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,557	13,815	35,355
Persons per HH	2	2.2	2.3
Average HH Income	\$68,860	\$87,911	\$84,566
Average House Value	\$178,737	\$234,925	\$209,394
Per Capita Income	\$34,430	\$39,959	\$36,767

Map and demographics data derived from AlphaMap



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