

FORMER BANK/OFFICE BUILDING

2443 Military Road
Niagara Falls, NY 14304




AVAILABLE OPPORTUNITY

- Two-story former bank building with drive-through
- Prime redevelopment site
- 10,322 SF +/- on 1.08 acre site
- For sale or lease

PROPERTY HIGHLIGHTS

- Access to traffic signal
- Multiple ingress/egress points
- Highly visible signage
- In front of Burlington/Big Lots plaza
- B-1 General Commercial District



 2815 Monroe Avenue
Rochester, NY 14618
www.VentureBrokerageGroup.com

Information is correct to be the best of our knowledge but is not guaranteed for accuracy.

Janell Vanegas | Licensed Real Estate Broker
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MARKET AERIAL



DEMOGRAPHIC SNAPSHOT

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|----------|----------|----------|
| Population | 2,939 | 44,635 | 77,074 |
| Daytime Population | 4,412 | 42,541 | 76,183 |
| Households | 1,276 | 19,931 | 33,730 |
| Average Household Income | \$70,655 | \$57,897 | \$64,276 |



1,614
Businesses



19,262
Employees



\$79,279
Median Home Value



42.6
Median Age

3-Mile Demographics

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