

# FORMER BANK/OFFICE BUILDING

2443 Military Road  
Niagara Falls, NY 14304

**V**  
**VENTURE**  
BROKERAGE GROUP



## 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



**V** 2815 Monroe Avenue  
Rochester, NY 14618  
[www.VentureBrokerageGroup.com](http://www.VentureBrokerageGroup.com)

Janell Vanegas | Licensed Real Estate Broker  
585.615.1102 (c)  
[Janell@VentureBrokerageGroup.com](mailto:Janell@VentureBrokerageGroup.com)

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

# FORMER BANK/OFFICE BUILDING

2443 Military Road

Niagara Falls, NY 14304

**V**  
**VENTURE**  
BROKERAGE GROUP



**V** 2815 Monroe Avenue  
Rochester, NY 14618  
[www.VentureBrokerageGroup.com](http://www.VentureBrokerageGroup.com)

Janell Vanegas | Licensed Real Estate Broker  
585.615.1102 (c)  
[Janell@VentureBrokerageGroup.com](mailto:Janell@VentureBrokerageGroup.com)

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

# FORMER BANK/OFFICE BUILDING

2443 Military Road

Niagara Falls, NY 14304



## 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



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

Janell Vanegas | Licensed Real Estate Broker  
585.615.1102 (c)  
Janell@VentureBrokerageGroup.com