

2500 Military Road

Niagara Falls, NY 14304



AVAILABLE OPPORTUNITY

- » FOR SALE OR LEASE
- » 9,408 SF
- » 1 +/- acre site

PROPERTY HIGHLIGHTS

- » Prime location on Military Road in the main retail corridor of Niagara Falls less than one mile from Interstate 190
- » Zoning B-1 General Commercial Zoned District
- » Just 4.46 miles from US Canada border & 0.60 miles from Fashion Outlets Niagara Falls
- » Excellent visibility & signage potential (building mounted & pylon)
- » High Traffic Counts: 25,708 VPD on Military Road & 18,677 on Packard Road



FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGAS
Licensed Real Estate Broker
585.615.1102 (c)
Janell@VentureBrokerageGroup.com

RETAIL/OFFICE BUILDING

2500 Military Road

Niagara Falls, NY 14304



EXTERIOR PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGAS

Licensed Real Estate Broker

585.615.1102 (c)

Janell@VentureBrokerageGroup.com

© 2022 Venture Brokerage Group | 2815 Monroe Avenue | Rochester, NY 14618

VENTUREBROKERAGEGROUP.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. You should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant or other professional advisor.

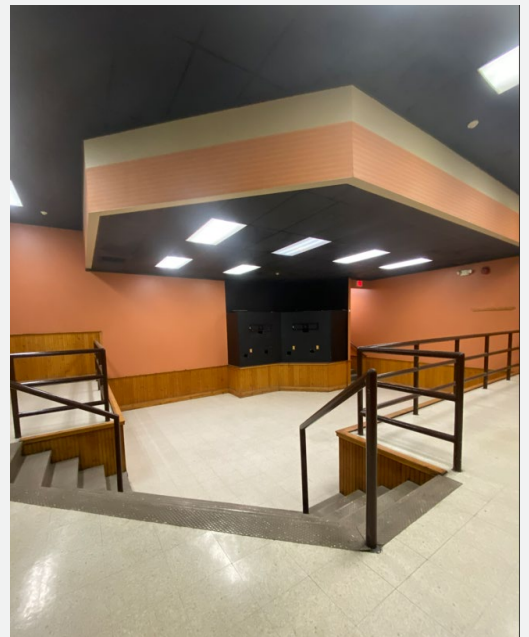
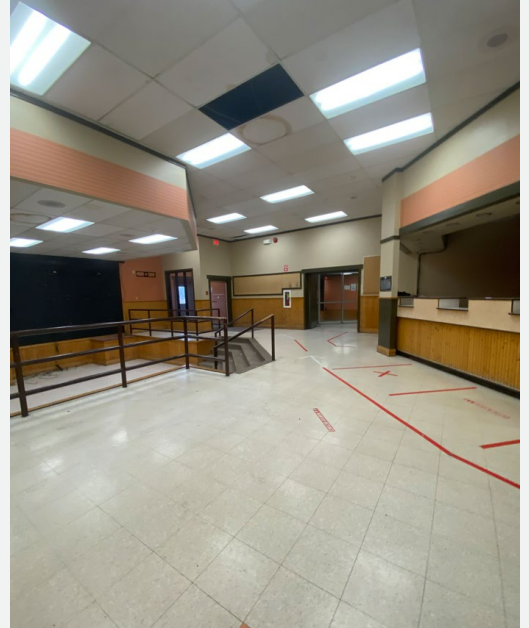
RETAIL/OFFICE BUILDING

2500 Military Road

Niagara Falls, NY 14304



INTERIOR PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGAS

Licensed Real Estate Broker

585.615.1102 (c)

Janell@VentureBrokerageGroup.com

© 2022 Venture Brokerage Group | 2815 Monroe Avenue | Rochester, NY 14618

VENTUREBROKERAGEGROUP.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. You should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant or other professional advisor.

2500 Military Road

Niagara Falls, NY 14304

MARKET AERIAL



FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGAS

Licensed Real Estate Broker

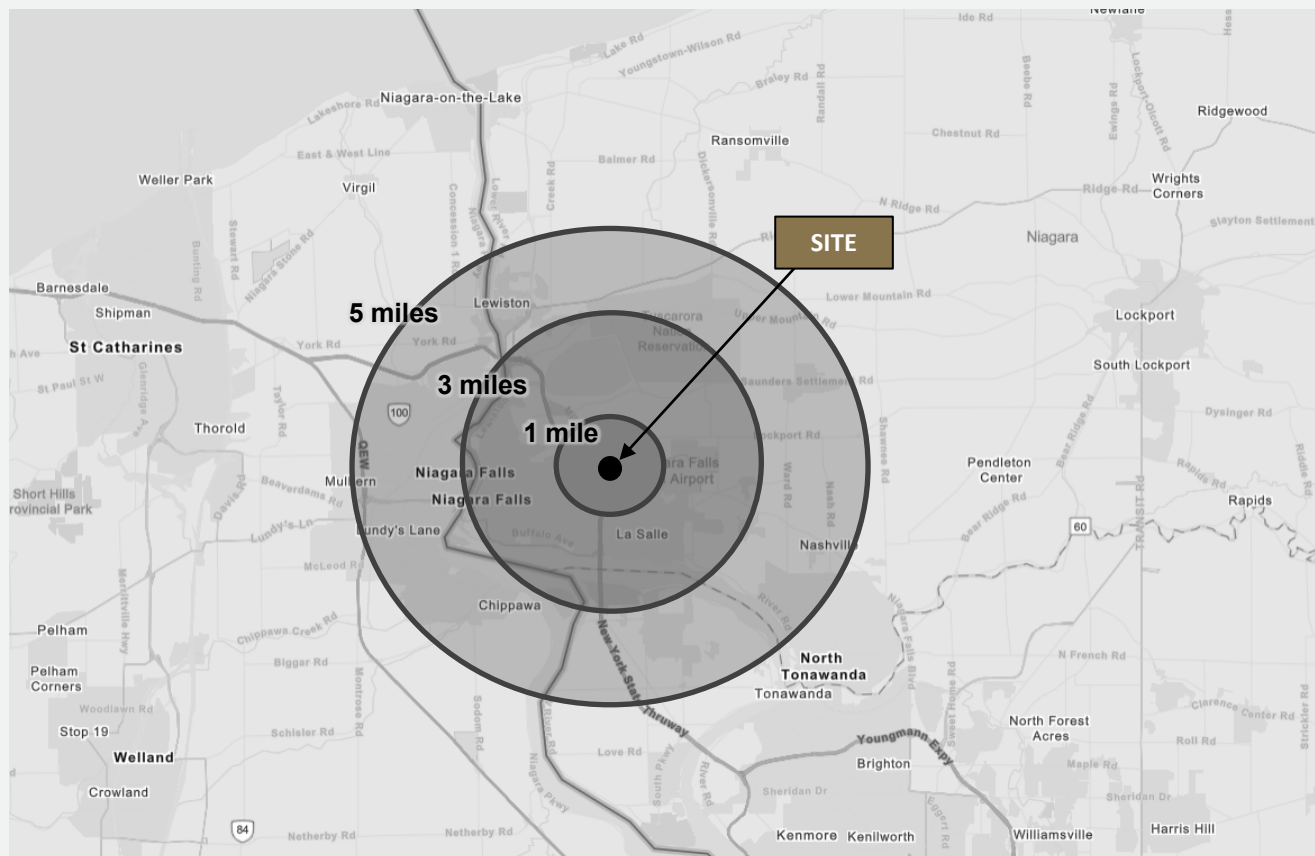
585.615.1102 (c)

Janell@VentureBrokerageGroup.com

2500 Military Road

Niagara Falls, NY 14304

DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	2,821	42,539	75,829
Daytime Population	5,598	39,253	74,309
Households	1,247	19,152	33,222
Average Household Income	\$74,262	\$66,599	\$72,447



1,571
Businesses



17,856
Employees



\$95,696
Median Home Value



43.4
Median Age

FOR MORE INFORMATION, PLEASE CONTACT:



JANELL VANEGAS
 Licensed Real Estate Broker
 585.615.1102 (c)
Janell@VentureBrokerageGroup.com