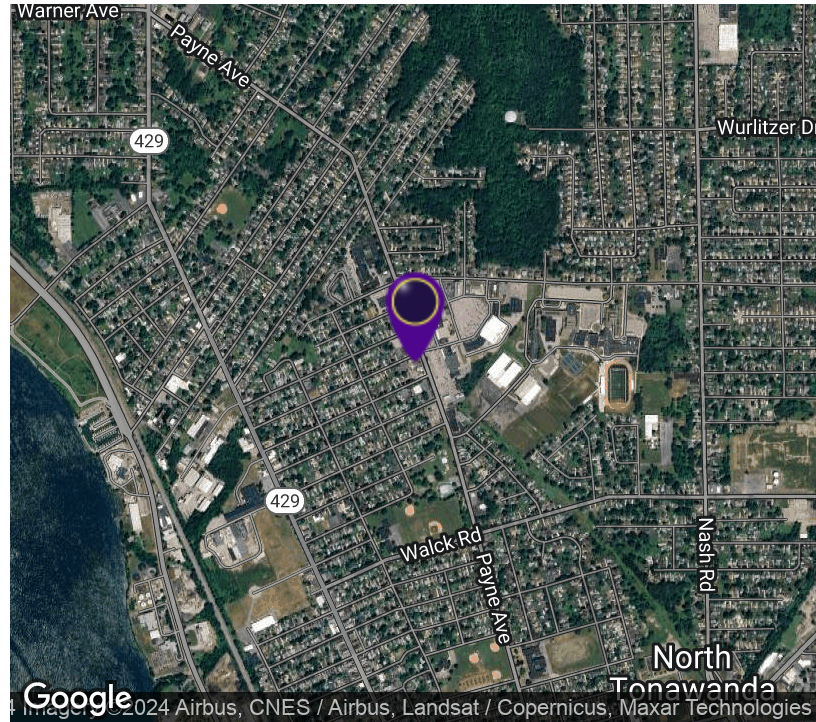


978 Payne Avenue

North Tonawanda, NY 14120



OFFERING SUMMARY

Available SF: 600 SF

Lease Rate: \$30.00 SF/yr (NNN)

Building Size: 7,960 SF

Zoning: Commercial

PROPERTY OVERVIEW

Retail / Office space available in an extremely desirable area located in North Tonawanda. 600+/- SF newly remodeled retail space. Frontage on Payne Avenue with street parking directly in front of the building and a side parking lot allows clients easy access into your space. Pane Restaurant, North Tonawanda High School, and close proximity shopping/retail stores give this space extra exposure to the local community. Additional space, roughly 720+/- SF, available if more room is required. Pricing and lease terms are negotiable. For more details contact Rick Recckio, 716-998-4422.

LOCATION OVERVIEW

Located on Payne Avenue in North Tonawanda. Attached to Pane's Restaurant on the south side. Easy access from the traffic light and street parking directly in front of the building. Minutes from North Tonawanda High School, Tops Friendly Market, Sportsplex, Tim Horton, McDonalds, Walgreens, Dunkin, Key Bank, Northwest Bank, and much more.

PROPERTY HIGHLIGHTS

- Excellent Location
- High Traffic Area
- 600+/- SF with 720+/- SF Addition Available
- Street Parking
- Newly Remodeled Space



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

978 Payne Avenue

North Tonawanda, NY 14120



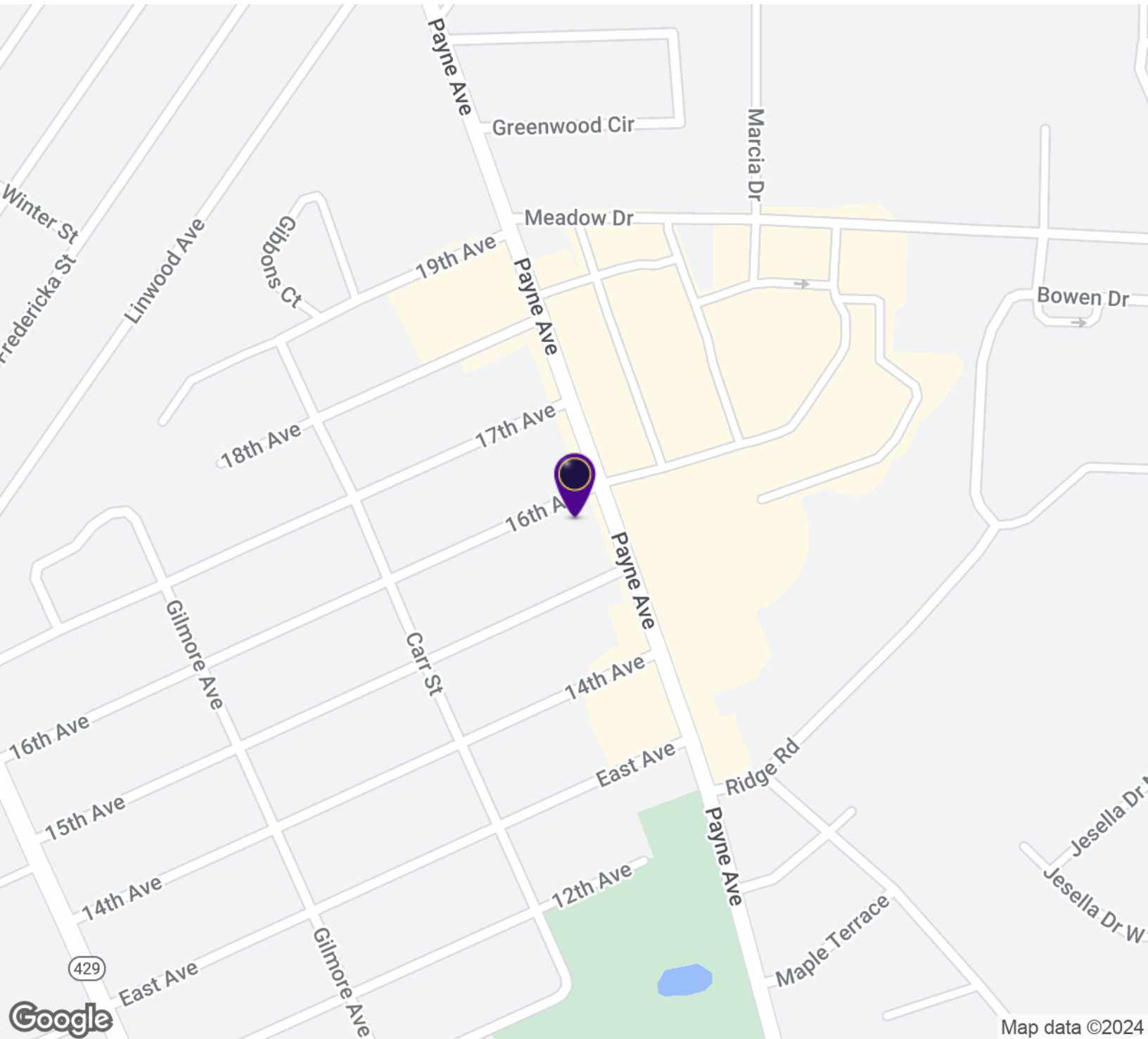
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LOCATION MAP

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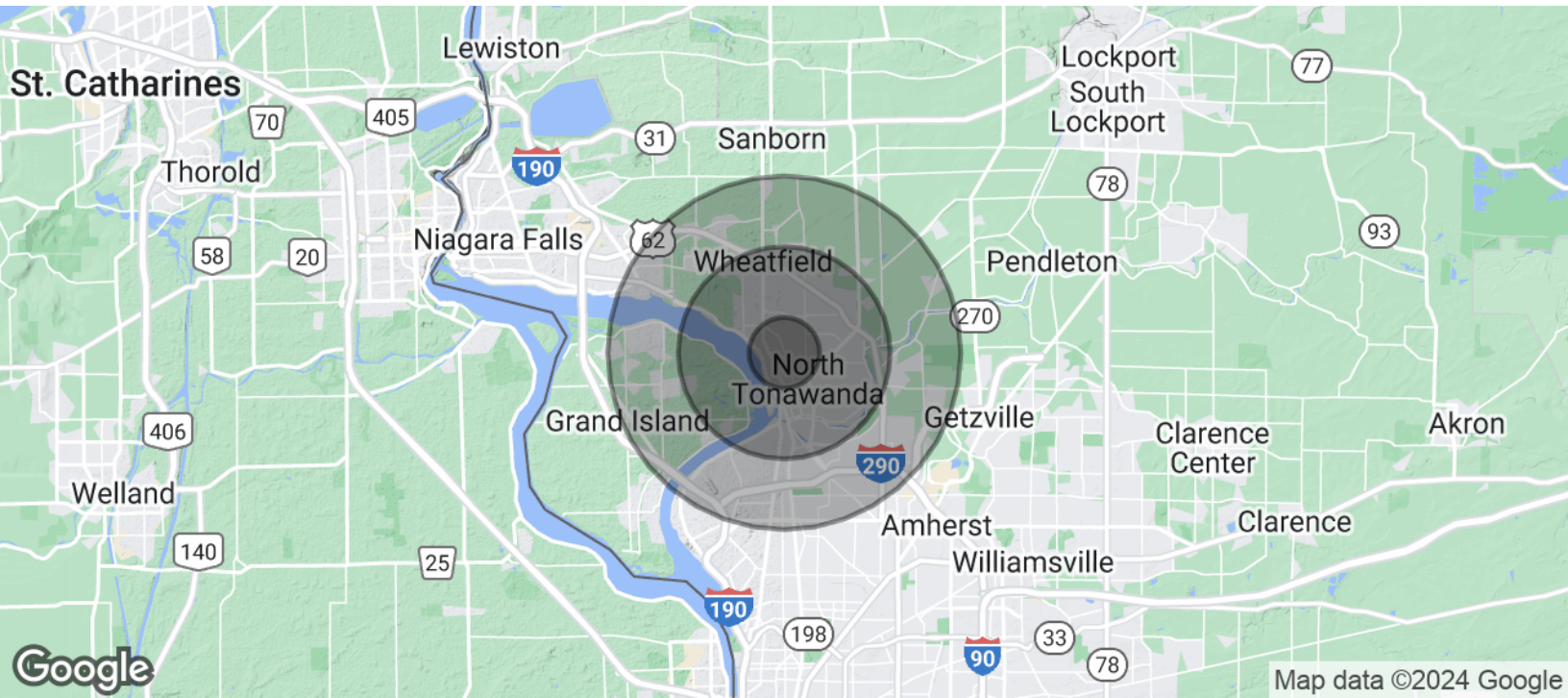


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,569	60,183	134,218
Average age	43.2	42.0	42.3
Average age (Male)	41.0	40.3	40.1
Average age (Female)	45.2	43.9	44.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,171	25,824	57,288
# of persons per HH	2.3	2.3	2.3
Average HH income	\$54,260	\$57,923	\$60,386
Average house value	\$103,988	\$113,320	\$140,208

* Demographic data derived from 2020 ACS - US Census