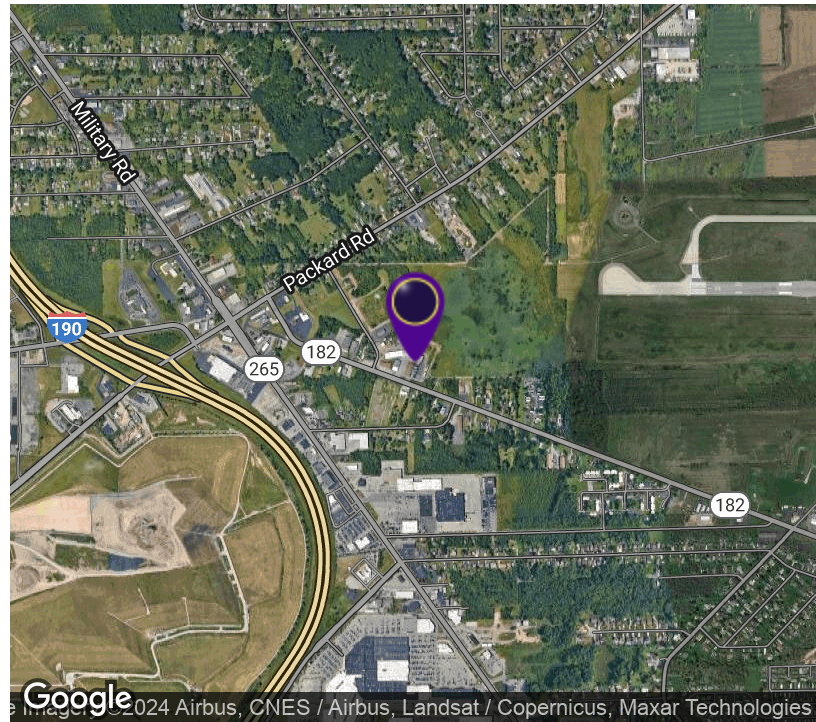


7510 Porter Road

Niagara Falls, NY 14304



OFFERING SUMMARY

Available SF: 3,000 SF

Lease Rate: \$2,995.00 per month
(Gross)

Lot Size: 2.0 Acres

Building Size: 55,715 SF

Zoning: Retail

PROPERTY OVERVIEW

Last used as a Collection Agency with four 12' x 12' offices, 1st floor space has plenty of parking, lease includes heat, electric, water, taxes and all CAM charges. Below market rent, good for medical, attorney, accounting, or general office uses. Cubicles in place would be perfect for a call or marketing center.

LOCATION OVERVIEW

Within 1/2 mile of Porter Packard Roads and NYS Thruway I-190 on/off ramps. Within 1 mile of the Niagara Falls Airport, Fashion Outlet mall, K-Mart, Wal-Mart, Wegmans, Big Lots and many national chain restaurants including fast food. Close proximity to the Canadian Boarder.

PROPERTY HIGHLIGHTS

- Below Market Rent
- Excellent Location
- Plenty of Parking
- Fully Gross Lease
- Close Proximity to NYS I-190 Thruway
- Move In Condition
- Nicely Finished Office Space



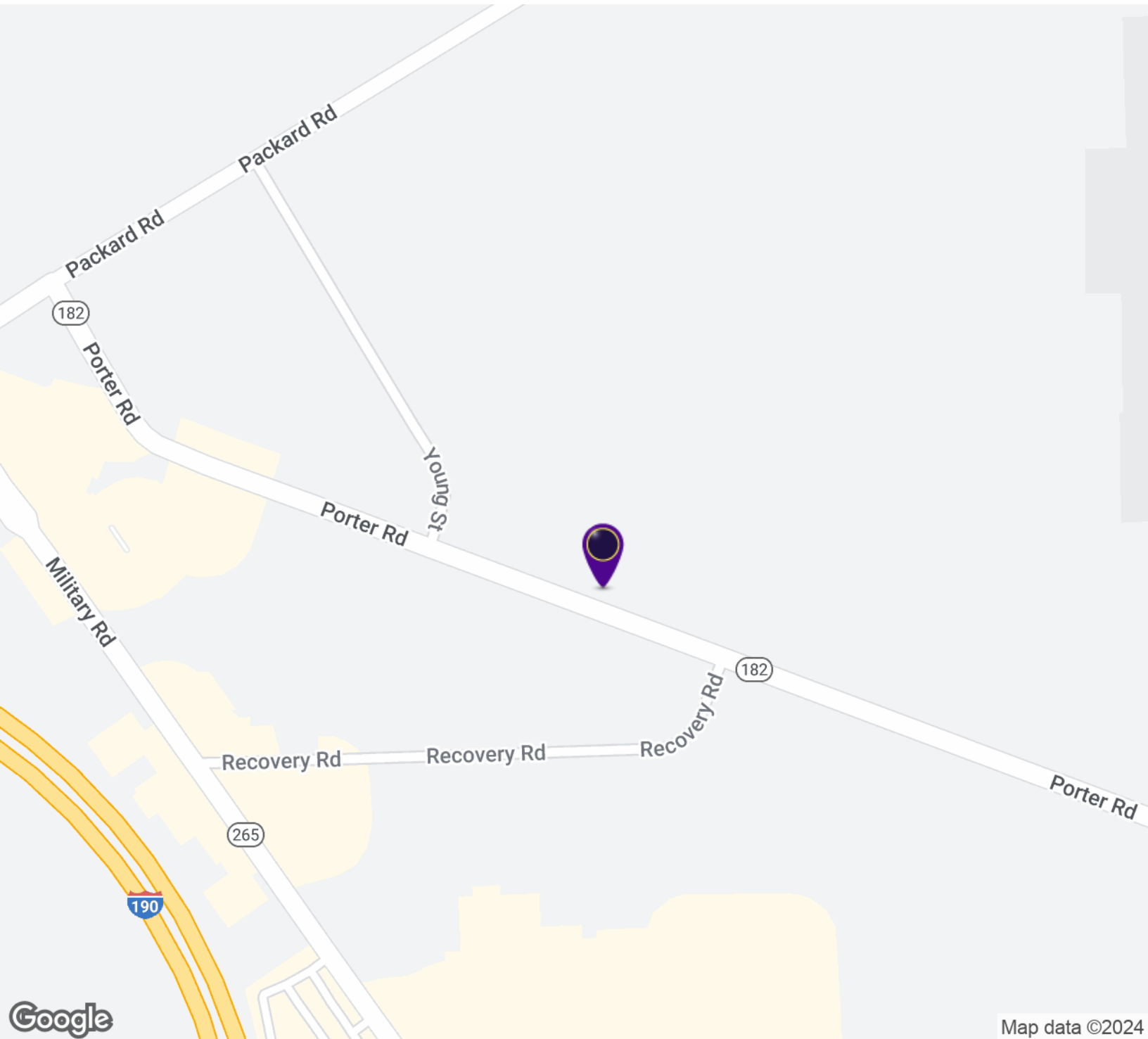
RICK RECCKIO
716.998.4422
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4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

LOCATION MAP

7510 Porter Road

Niagara Falls, NY 14304

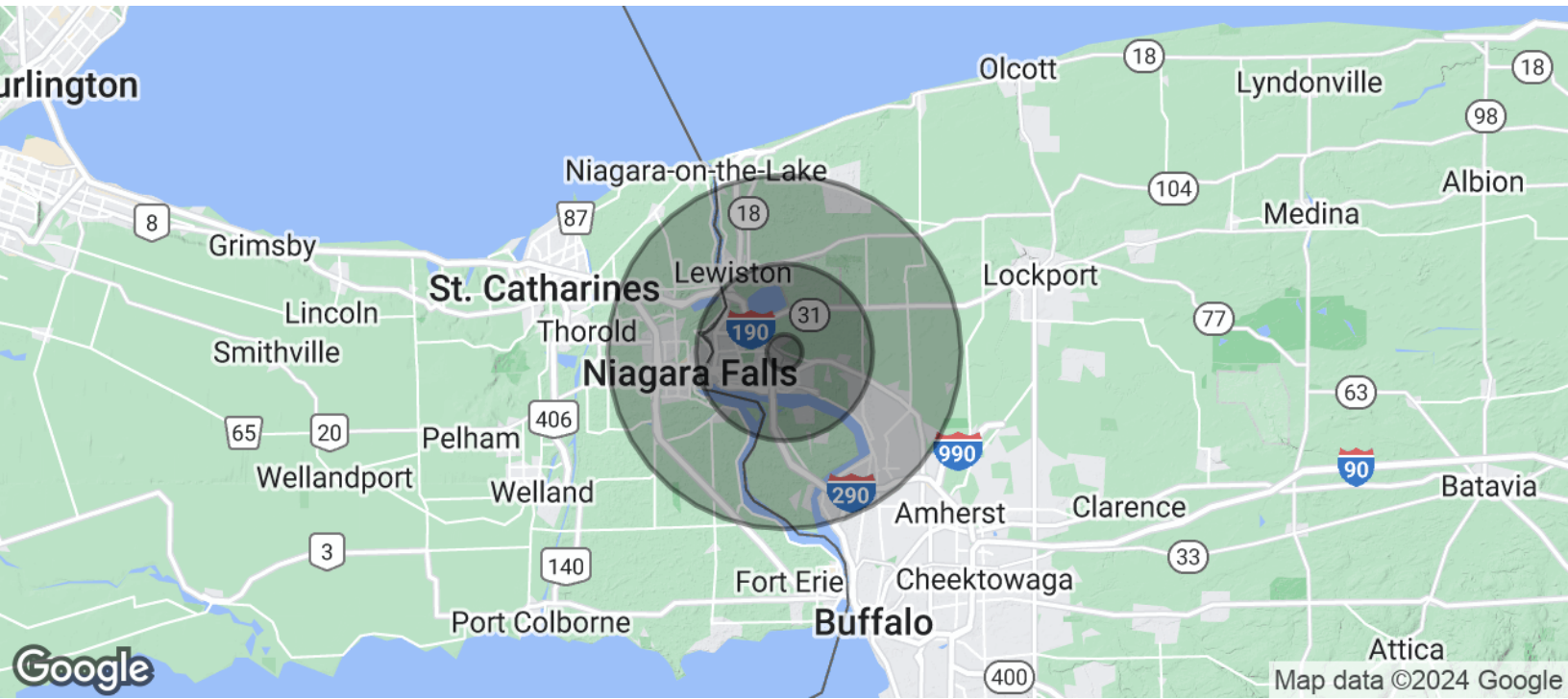


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,331	94,955	213,254
Average Age	43.6	39.8	41.0
Average Age (Male)	41.0	37.0	38.9
Average Age (Female)	45.9	42.0	42.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,504	39,834	89,048
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$49,029	\$51,236	\$57,904
Average House Value	\$109,096	\$114,010	\$129,829

* Demographic data derived from 2020 ACS - US Census