

SHERIDAN PLAZA

2309 Eggert Rd
Tonawanda, NY 14150



PROPERTY DESCRIPTION

Great Location with Unmatched Visibility. This exceptional site, located in one of Erie County's most sought-after neighborhoods, has the advantage of being both a part of the esteemed Sheridan Drive/Niagara Falls retail corridor in Amherst and a part of the Charming town of Tonawanda. With sizes ranging from 2,500 to 10,943 square feet, this property offers a variety of leasing opportunities, including alluring in-line sites and a distinctive freestanding building. Additionally, a Ground Lease option is available for an ATM Pad Site strategically positioned near the curb cut for Sheridan Drive. The shopping center boasts an impressive capacity of nearly 500 parking spaces, providing abundant room to accommodate any retail concept and ensuring optimal convenience for both shoppers and business owners alike.

LOCATION DESCRIPTION

Strategically situated at the corner of Sheridan Drive and Niagara Falls Boulevard, this shopping center is enveloped by major retailers and conveniently lies within a two-mile radius of the University of Buffalo's main campus, which boasts an impressive student population of over 31,000. Moreover, this shopping center enjoys close proximity to the on- and off-ramps of I-290, making transportation a breeze. The surrounding suburb of Amherst, known for its affluence and upscale community, exhibits robust demographics, positioning it as one of the strongest markets in the Buffalo Metropolitan Statistical Area (MSA). Additionally, the size of the trade area extends its reach to draw customers from all corners of the MSA, amplifying the shopping center's appeal as a retail destination.

PROPERTY HIGHLIGHTS

- Great access with five curb cuts
- Over 30,000 ADT on Sheridan Drive
- Signalized intersection at Sheridan Drive & Eggert Road
- Pylon sign with great visibility



Brian Donovan
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New tenant O'Reilly Auto Parts



Large parking field on a busy corner with multiple curb cuts



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Available spaces have a curb cut on Niagara Falls Blvd



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LEASE INFORMATION

Lease Type:	NNN; Ground
Total Space:	1,000 - 10,943 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 5	Available	10,943 SF	NNN	Negotiable	Inline space, can be combined with Suite 6
Suite 16	Available	2,500 SF	NNN	Negotiable	Inline Space
Suite 18	Available	4,005 SF	NNN	Negotiable	Endcap Space

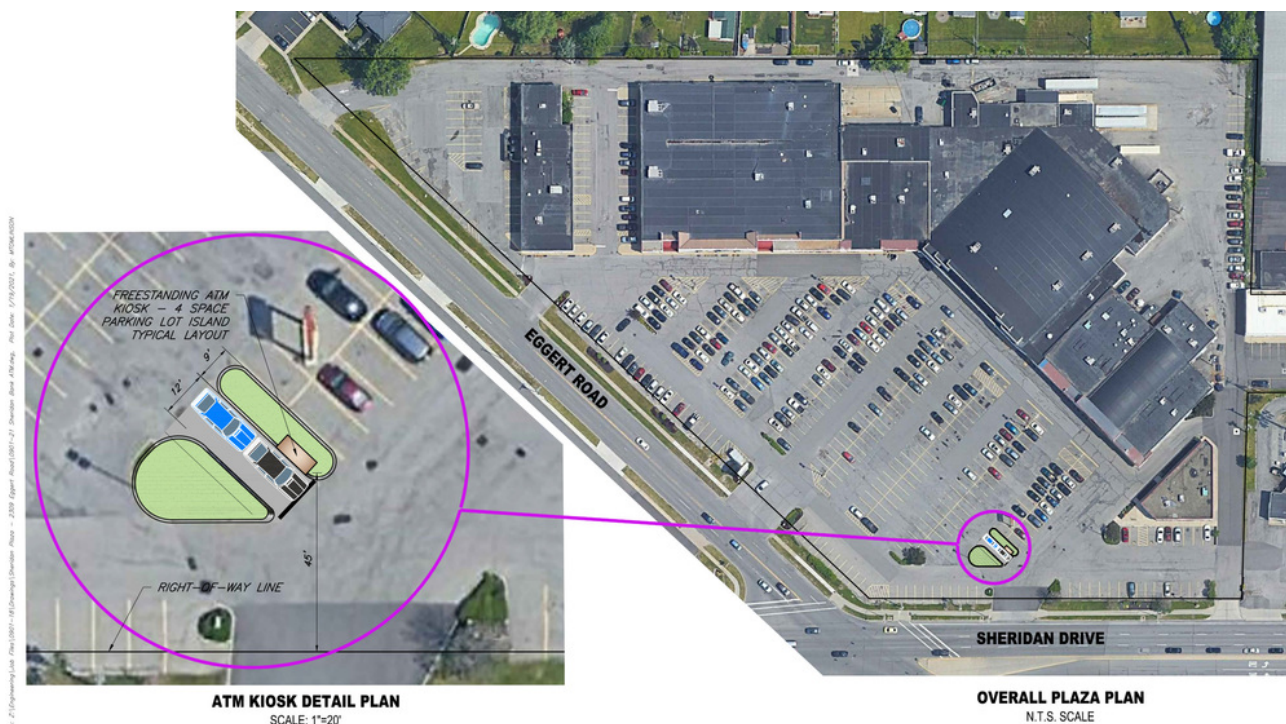


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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
ATM Pad Site	Available	1,000 SF	Ground Lease	Negotiable	Pad site right by curb cut on Sheridan Drive. Excellent visibility from multiple streets.



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