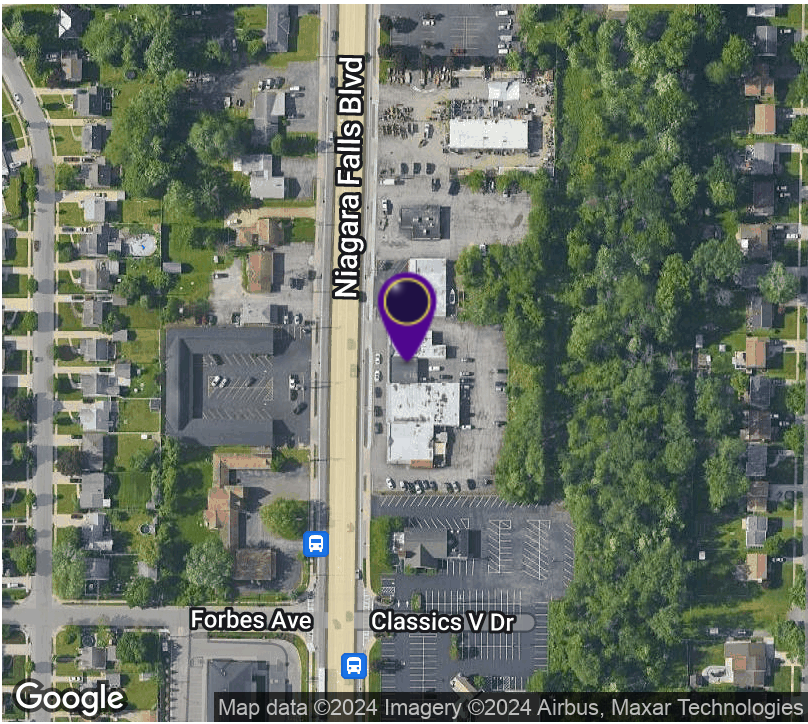


Two (2) 850+/- SF Business Retail Strip Center Spaces Available  
2463 Niagara Falls Blvd, Amherst, NY 14228



OFFERING SUMMARY

Available SF:	850 SF
Lease Rate:	\$1,095.00 per month (Gross)
Year Built:	1956
Building Size:	1,200 SF
Zoning:	Commercial
Submarket:	North

PROPERTY OVERVIEW

Two (2) 850+/- SF space available. Complete remodel of space May 2023. 850+/- SF available on Niagara Falls Boulevard. This business retail strip center has a 20'+/- x 60'+/- End Cap space for lease. Former Dry Cleaner for 60+/- years. Space is ideal for office, or retail space. Ample parking along the side and rear of the building. Signage on the front of space. Well established with direct access to Niagara Falls Boulevard. Adjacent to Classics Five Banquet Hall. Close proximity to the Boulevard Mall as well as Niagara Falls. Additional space is available within the plaza. Call Rick Recckio at 716.998.4422 For More Details.

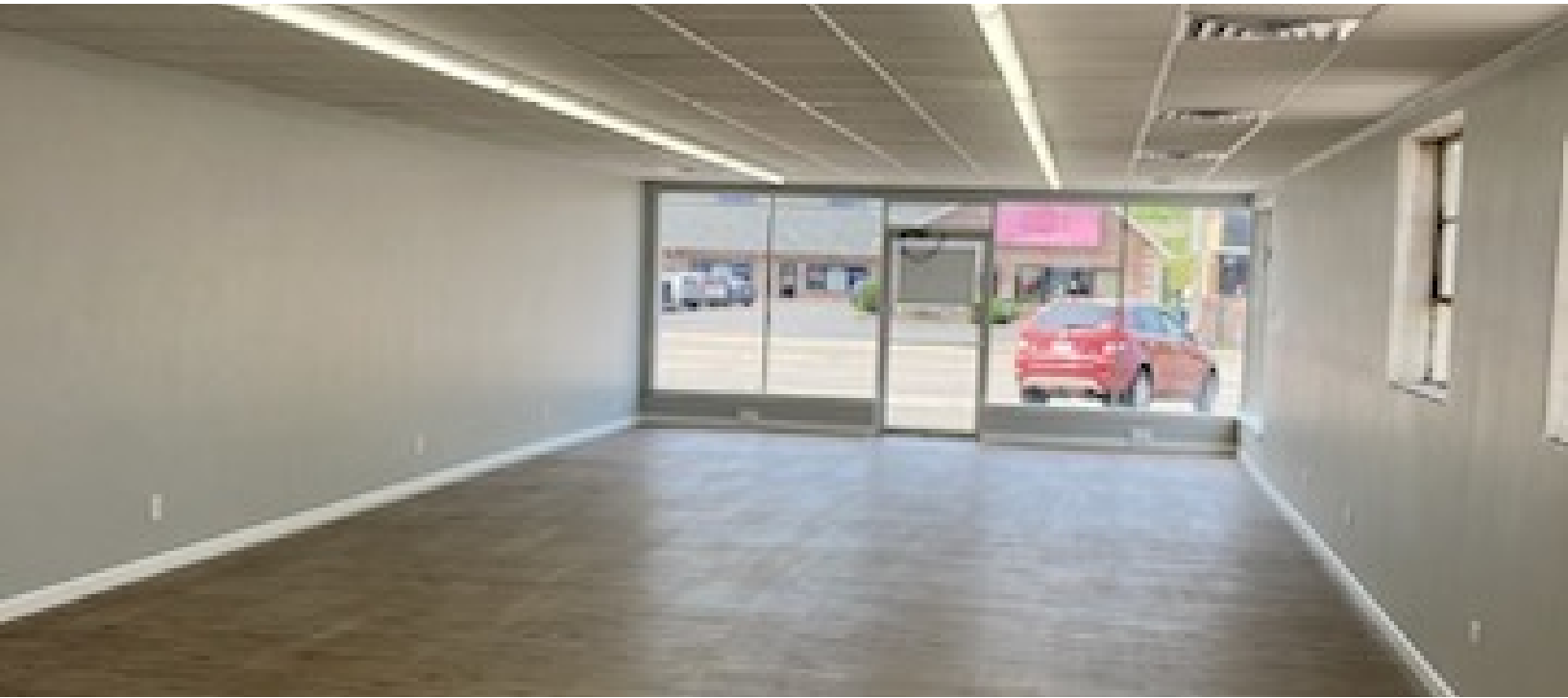


RICK RECCKIO  
716.998.4422  
rick@recckio.com

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

## PROPERTY SUMMARY

Two (2) 850+/- SF Business Retail Strip Center Spaces Available  
2463 Niagara Falls Blvd, Amherst, NY 14228



### LOCATION DESCRIPTION

Located in the business/retail/office district with plazas, car dealerships, restaurants, and banks. The building is located between South Ellicott Creek Road and the Youngman Expressway I-290. Just south of Tops Supermarket, Wegman's, Kohl's, Walgreens, several other restaurants, and approximately 2 miles north of the Boulevard Mall. Property is situated in affluent Amherst, NY and is ideally positioned along Niagara Falls Boulevard. Populations of 162,400 people with an average household income of \$63,384 within 5 miles of this site.

### PROPERTY HIGHLIGHTS

- Complete Remodel May 2023
- Excellent Location
- Ample Parking
- Close Proximity to New York State I-290
- Minutes From the Boulevard Mall
- 30,000 +/- Car Dailey
- Available Immediately
- Reasonably Priced



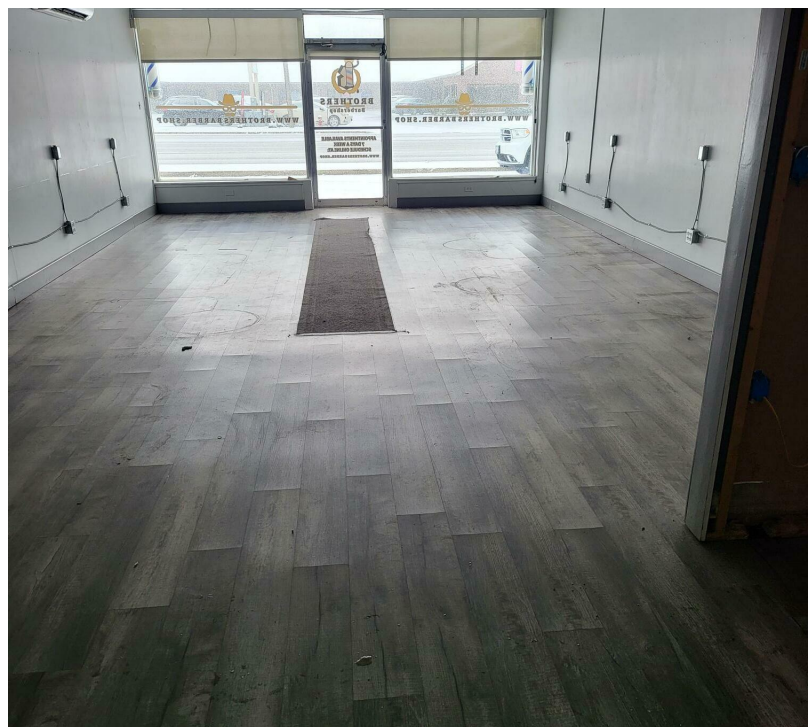
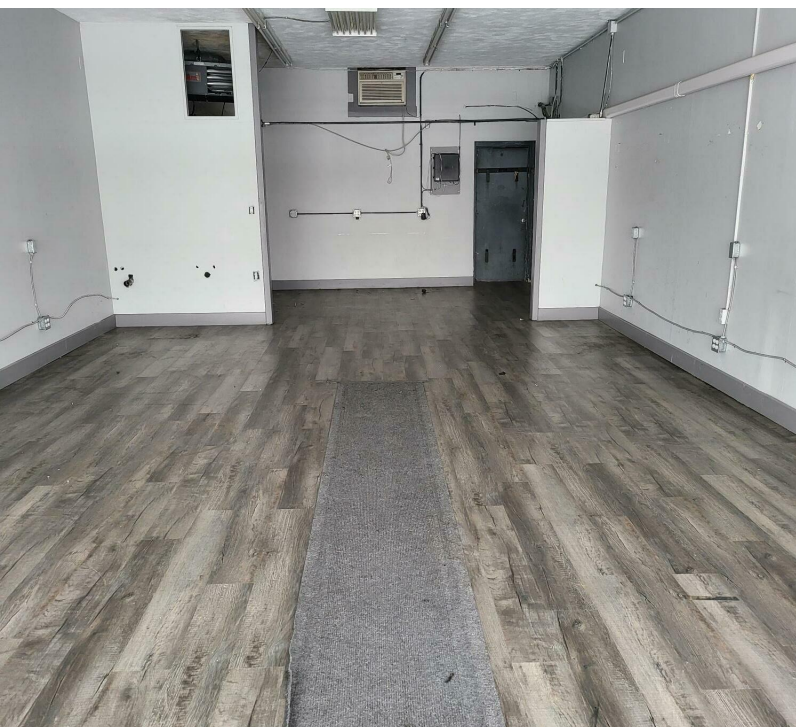
**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

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



## ADDITIONAL PHOTOS

Two (2) 850+/- SF Business Retail Strip Center Spaces Available  
2463 Niagara Falls Blvd, Amherst, NY 14228

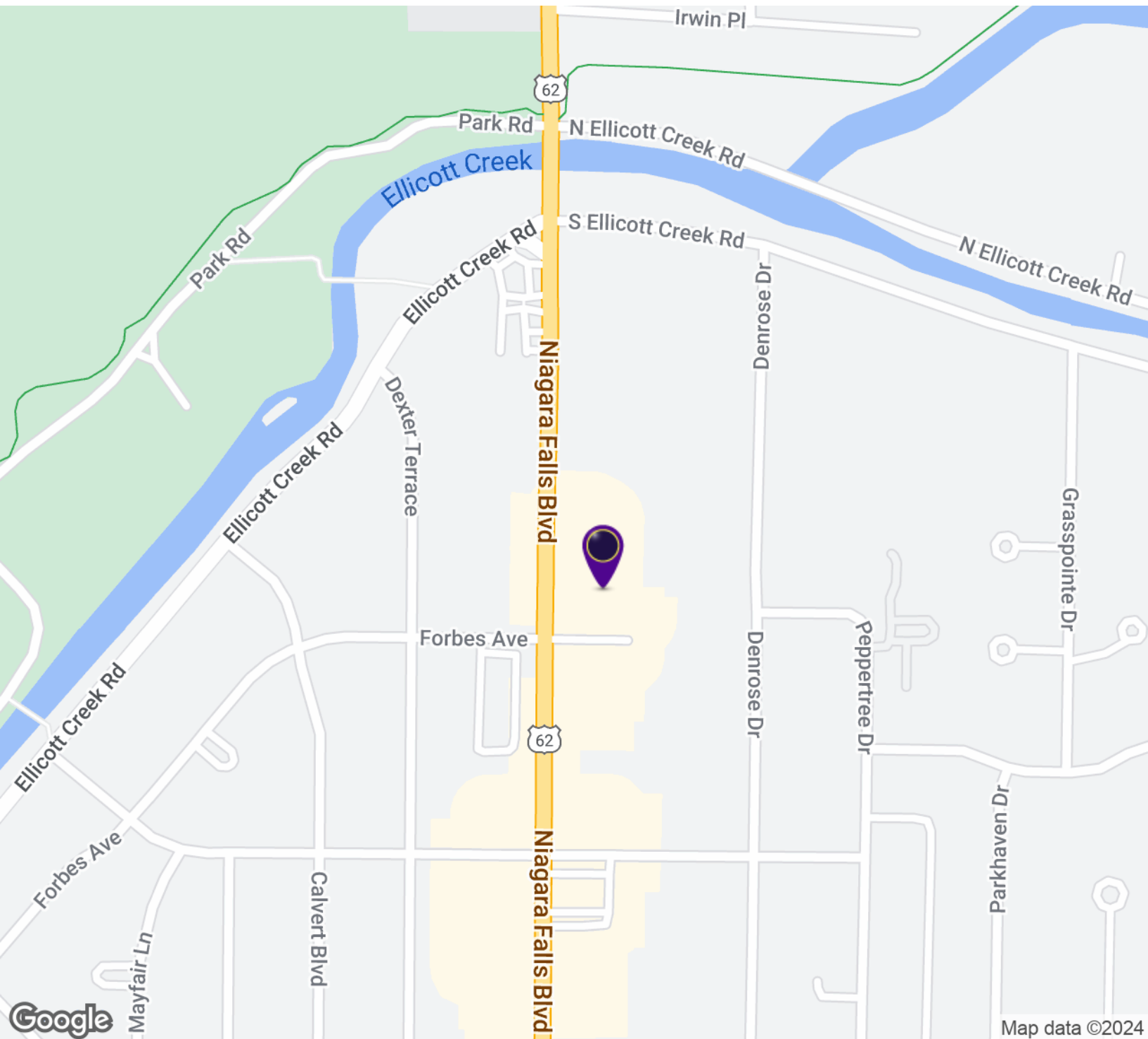


**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

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

## LOCATION MAP

Two (2) 850+/- SF Business Retail Strip Center Spaces Available  
2463 Niagara Falls Blvd, Amherst, NY 14228



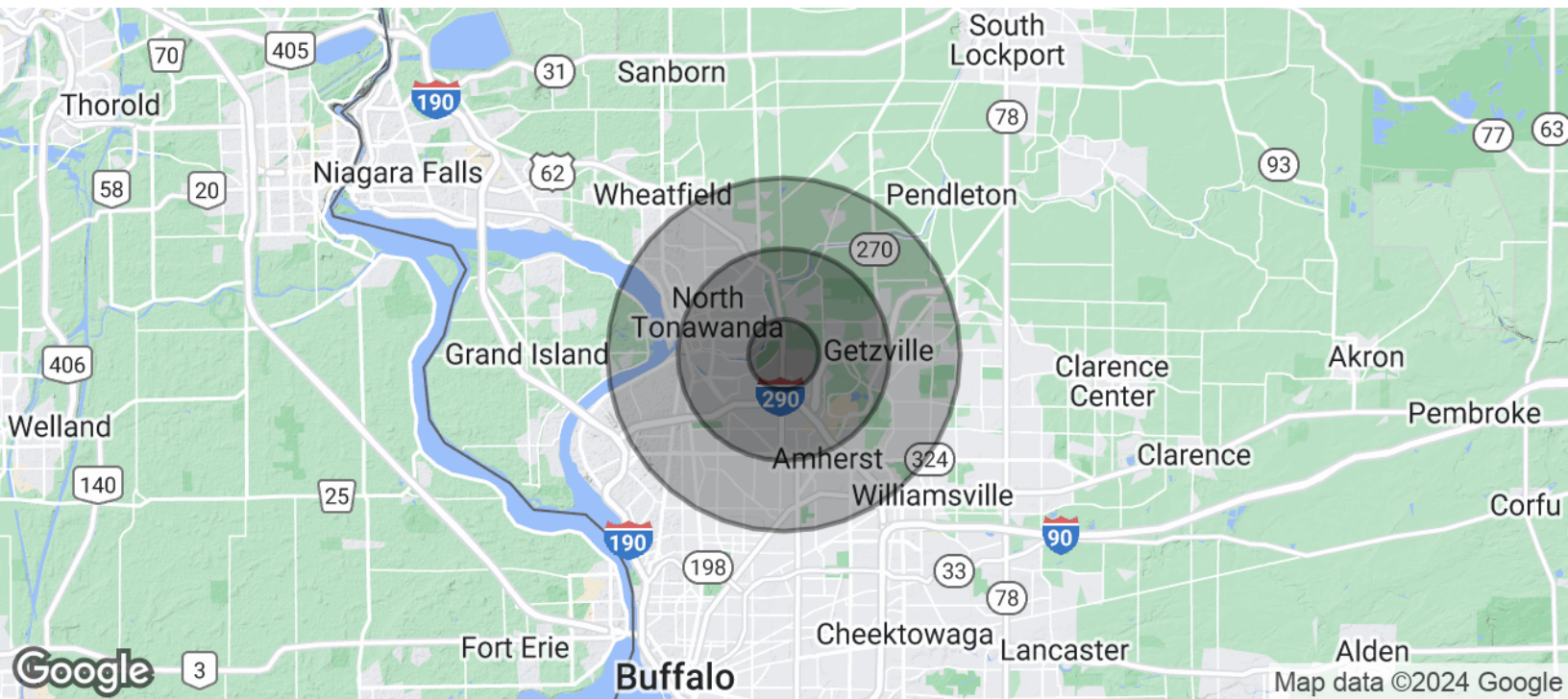
**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

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



## DEMOGRAPHICS MAP & REPORT

Two (2) 850+/- SF Business Retail Strip Center Spaces Available  
2463 Niagara Falls Blvd, Amherst, NY 14228



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,723	77,691	216,127
Average Age	40.2	41.3	42.3
Average Age (Male)	36.3	39.0	40.4
Average Age (Female)	45.2	43.5	44.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,086	35,521	98,741
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$73,883	\$66,906	\$79,974
Average House Value	\$163,281	\$143,339	\$166,751

\* Demographic data derived from 2020 ACS - US Census



**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