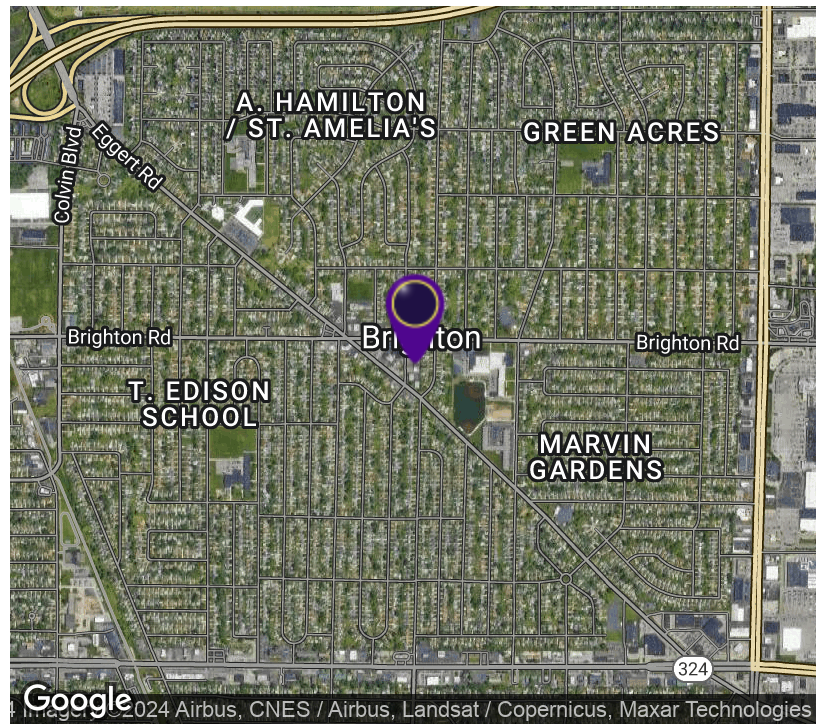


1,100+/- SF Retail Space

347 Somerville Avenue, Tonawanda, NY 14150



OFFERING SUMMARY

Available SF: 1,100 SF

Lease Rate: \$1,350.00 SF/yr
(Gross)

Building Size: 1,100 SF

Zoning: Commercial

PROPERTY OVERVIEW

This retail space is located in the middle of a strip plaza just west of the Niagara Falls Blvd. and Maple Road intersection. Formerly used as a computer service repair shop the space is open for any business usage. Currently the layout of the space includes a Front reception area and for greeting customers and a large rear space for any employee usage. Also located in the back of the property is a bathroom and storage room for utilities. Great visibility and ample amount of parking located in the lot of the plaza. All of the other tenants located in the plaza have been long-term tenants and the spaces available immediately

LOCATION OVERVIEW

Located just west of the intersection of Niagara Falls Blvd. and Maple Road. This small strip plaza is ideal and it's location mix between ample amount of residential houses and right on the bubble of the commercial district off of Niagara Falls Blvd. in Amherst and Tonawanda.

PROPERTY HIGHLIGHTS

- Excellent Retail Opportunity
- Ideal Location
- 1,100+/- SF Retail Space
- Ample Parking
- Available Immediately



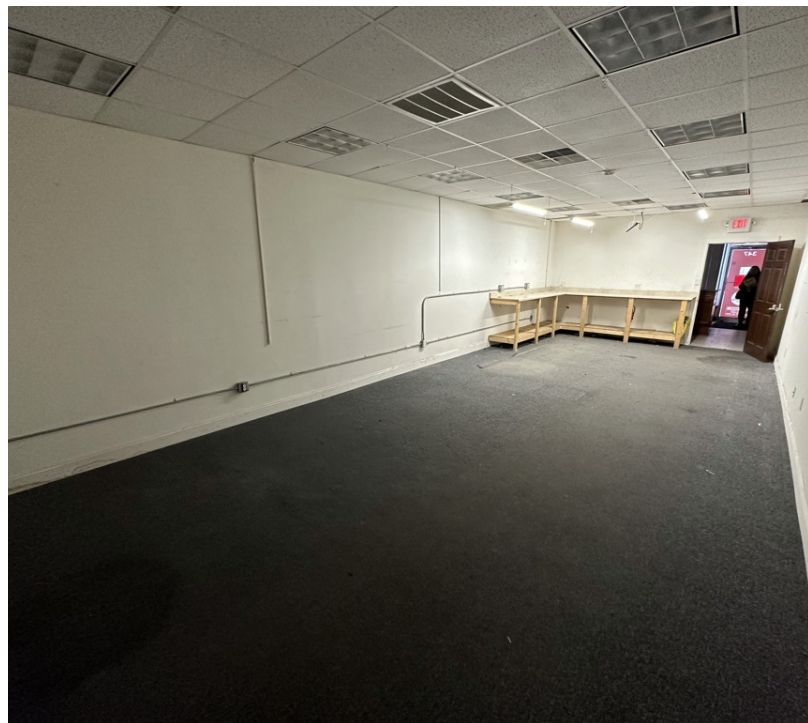
RICK RECCKIO
716.998.4422
rick@recckio.com

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

ADDITIONAL PHOTOS

1,100+/- SF Retail Space

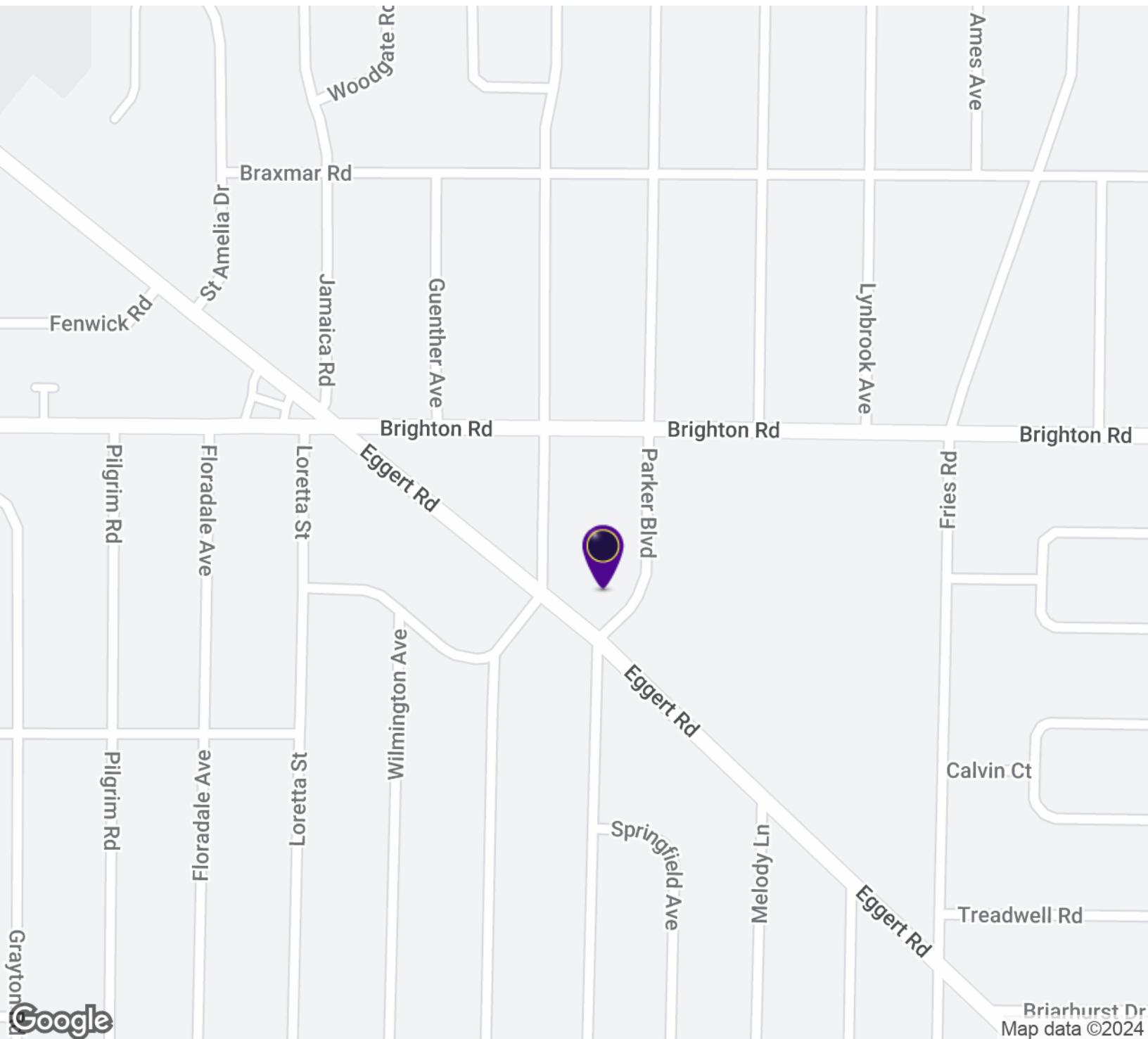
347 Somerville Avenue, Tonawanda, NY 14150



LOCATION MAP

1,100+/- SF Retail Space

347 Somerville Avenue, Tonawanda, NY 14150

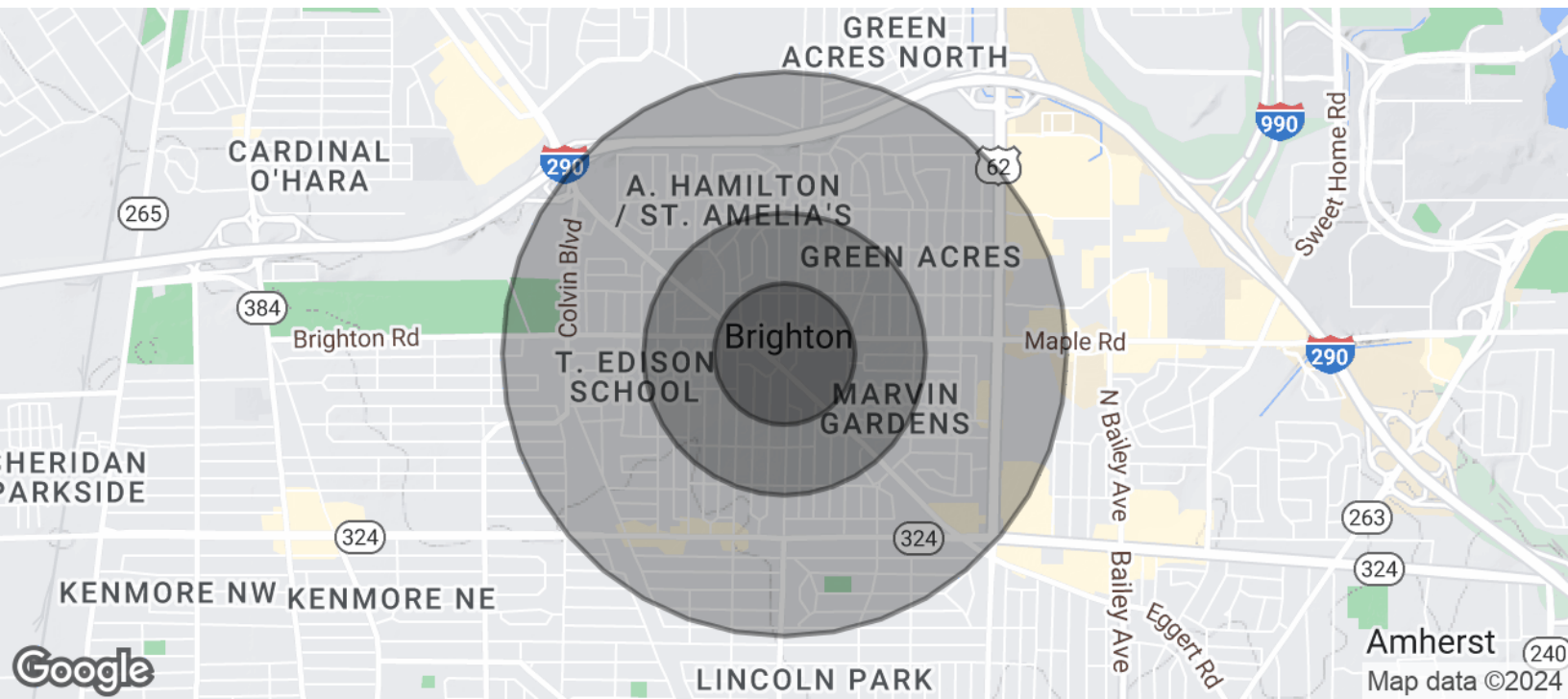


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,015	4,268	16,174
Average Age	44.6	44.4	44.2
Average Age (Male)	42.3	43.1	42.3
Average Age (Female)	44.2	45.7	46.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	478	1,943	7,433
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$69,335	\$74,080	\$76,919
Average House Value	\$149,023	\$149,869	\$144,303

2020 American Community Survey (ACS)



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