

1925 NIAGARA FALLS BLVD

Buffalo, NY 14228

FOR LEASE | RETAIL SPACE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	6,124 SF
Lease Rate:	\$40.00 SF/yr (NNN)
Lot Size:	1.23 Acres
Year Built:	1993
Building Size:	6,124 SF
Renovated:	2018
Zoning:	Commercial - Non-office
Market:	Buffalo
Submarket:	Niagara Falls Blvd at I-290
MLS#:	142289 54.01-I-4.1

PROPERTY OVERVIEW

Offered for lease is a 6,124 SF restaurant building currently occupied by a national restaurant chain. The site is located off Exit 3 of I-290 in the heart of the Niagara Falls Boulevard retail/hospitality corridor. Landlord will lease the existing building or a ground lease for a qualified tenant.

PROPERTY HIGHLIGHTS

- Existing 6,124 SF restaurant building can be re-used
- Landlord will consider a ground lease with qualified Tenant
- Near University of Buffalo campus
- Located off Exit 3 of I-290 on heavily travelled Niagara Falls Blvd.
- Daily Traffic Count - 44,452 ADT

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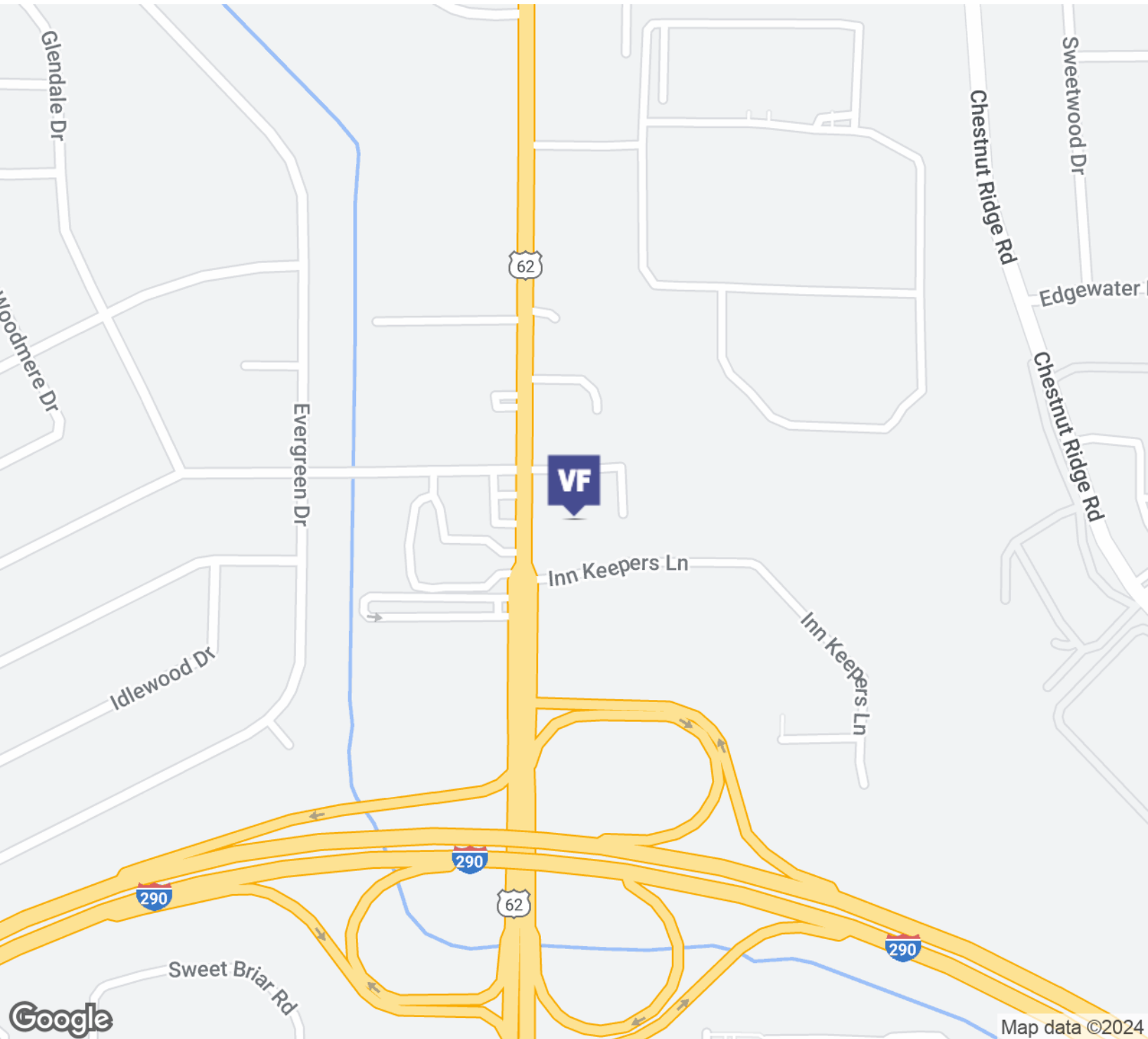
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This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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LOCATION MAP



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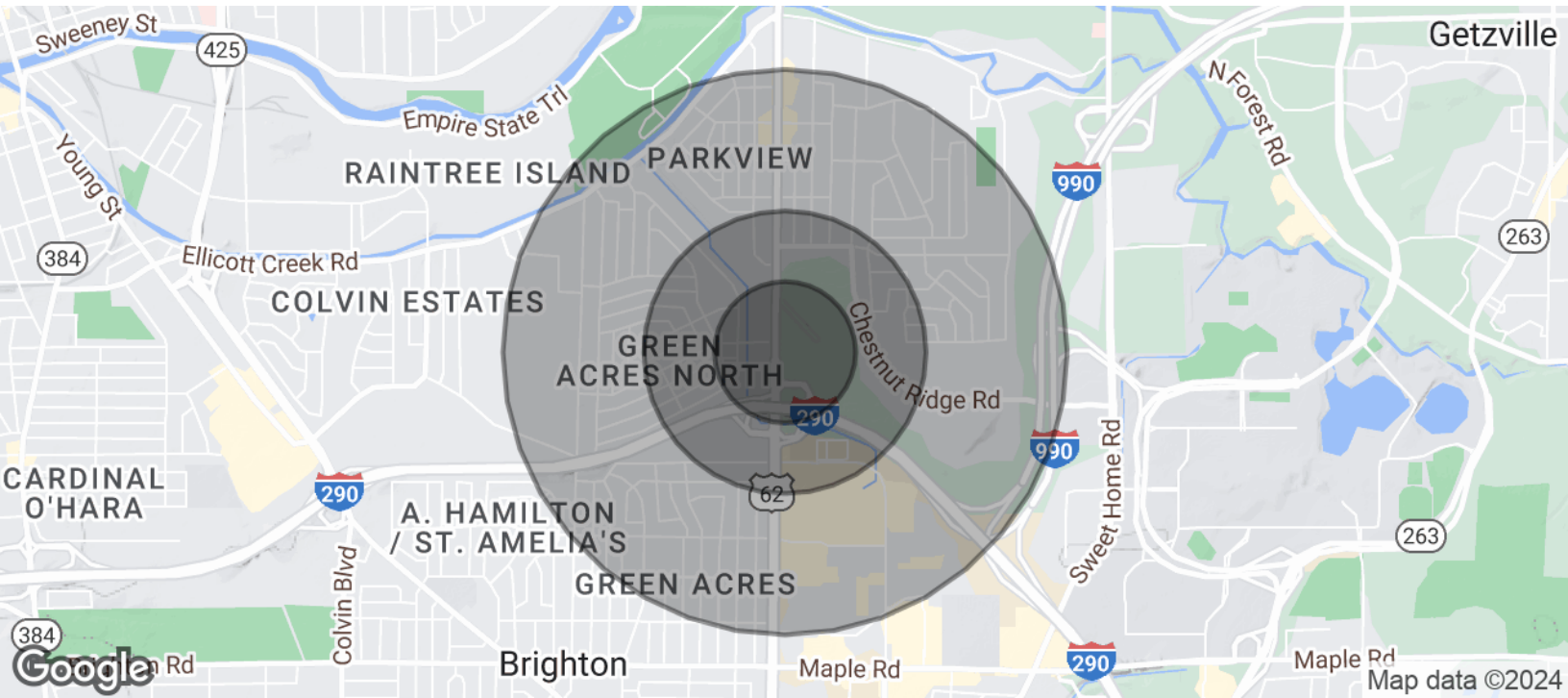
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DEMOGRAPHICS MAP & REPORT



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	674	3,239	12,592
Average Age	33.4	37.9	40.7
Average Age (Male)	32.9	34.9	36.1
Average Age (Female)	40.2	43.6	46.7

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	339	1,580	6,035
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$66,666	\$68,551	\$71,120
Average House Value	\$145,030	\$145,136	\$145,668

* Demographic data derived from 2020 ACS - US Census

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