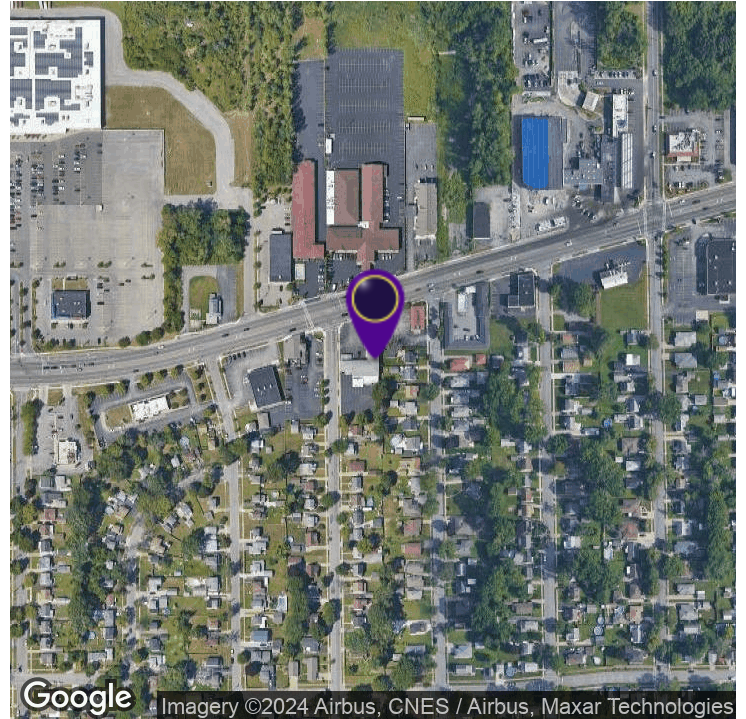


Retail/Office Space

7703 Niagara Falls Boulevard , Niagara Falls, NY 14304



OFFERING SUMMARY

Lease Rate: \$399.00 per month
(Gross)

Lot Size: 0.41 Acres

Building Size: 15,364 SF

Zoning: Commercial

PROPERTY OVERVIEW

Great visibility on Niagara Falls Boulevard. High traffic, corner lot, excellent location for any business or trade. Office/ retail space from 900-2000 square feet on first floor with bathrooms and break areas. Also available on second floor is multiple 10 x 12 single offices, all utilities included on the second floor spaces only. These spaces can be rented separate or in conjunction with the other space on the first or second floor. Common areas on the second floor include kitchenette area and bathrooms.

LOCATION OVERVIEW

Located on the corner of 77th street with direct access to the Lasalle Expressway ramps. On 77th street, traffic signal access, minutes from Niagara Falls Fashion Outlet Mall, 1/2 mile from Military Road, and 1 mile from the New York State Thruway I-190.

PROPERTY HIGHLIGHTS

- Traffic Signal Access
- Building & Pylon Signage
- Reasonable Lease Rates
- Plenty of Blacktopped Parking in Front and Rear of Building
- Excellent Location



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ADDITIONAL PHOTOS

Retail/Office Space

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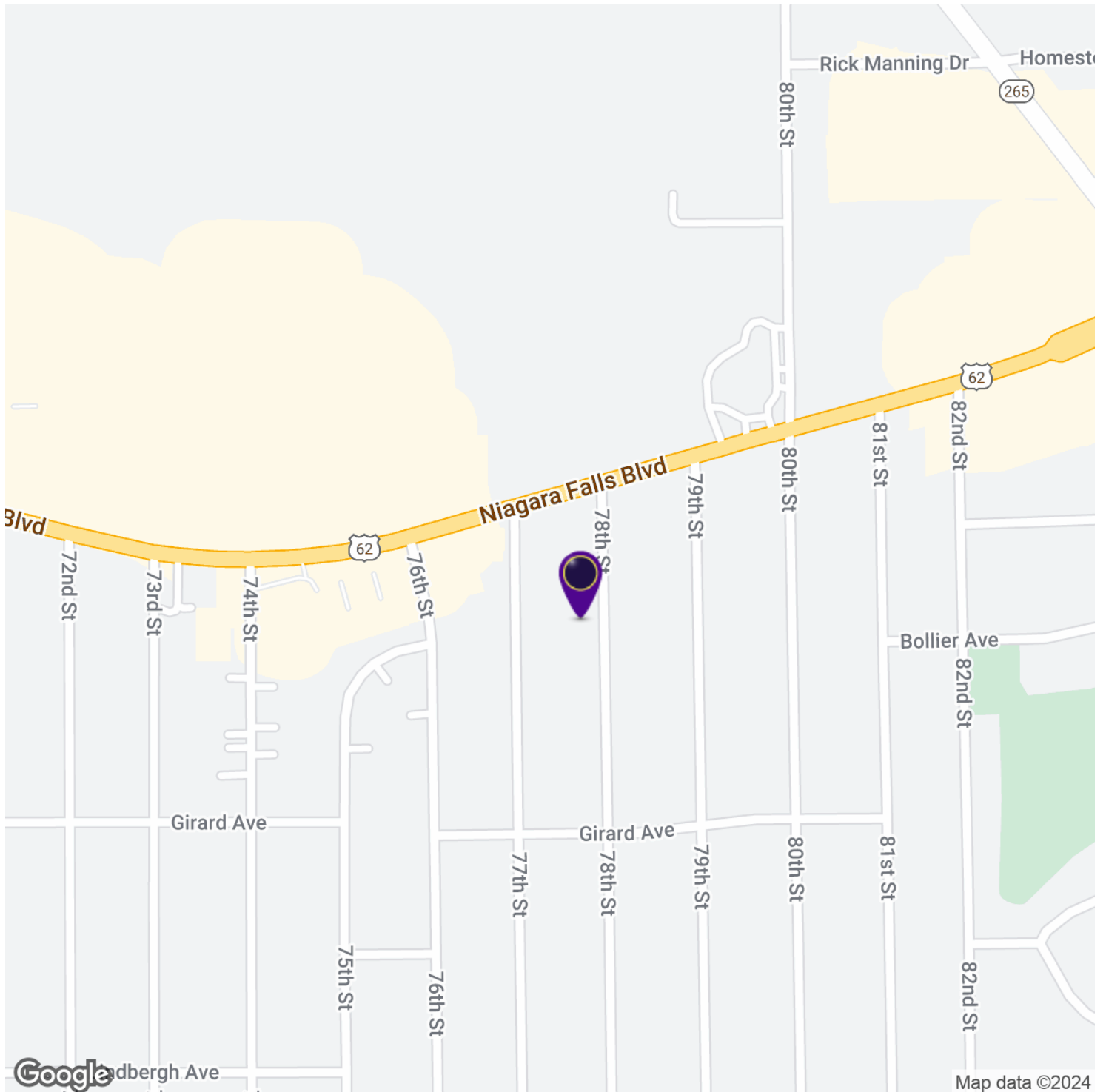


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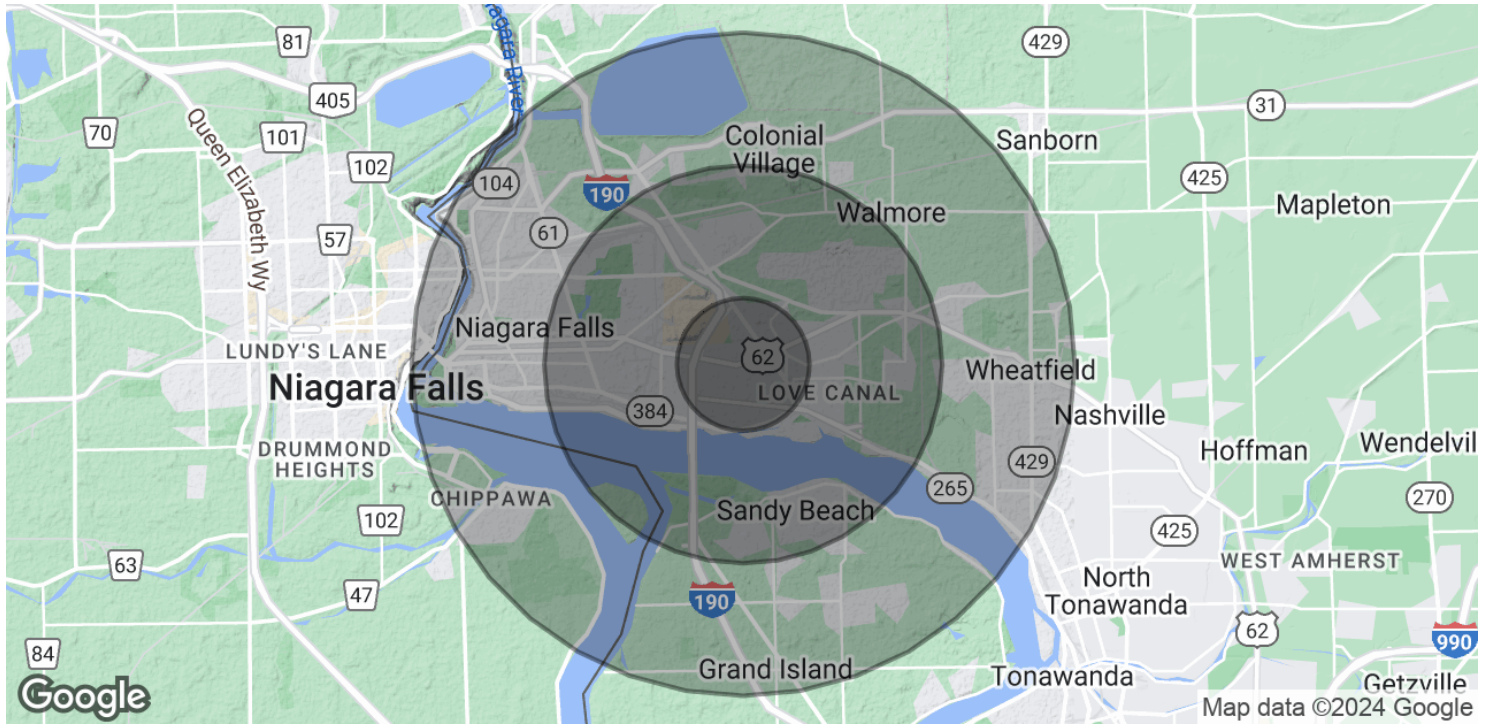
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|----------|-----------|-----------|
| Total Population | 9,916 | 44,200 | 93,489 |
| Average Age | 42.6 | 42.2 | 40.2 |
| Average Age (Male) | 39.7 | 39.6 | 37.6 |
| Average Age (Female) | 44.8 | 44.1 | 42.2 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 4,380 | 19,201 | 39,217 |
| # of Persons per HH | 2.3 | 2.3 | 2.4 |
| Average HH Income | \$50,436 | \$53,358 | \$53,110 |
| Average House Value | \$84,063 | \$115,659 | \$120,384 |

2020 American Community Survey (ACS)



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