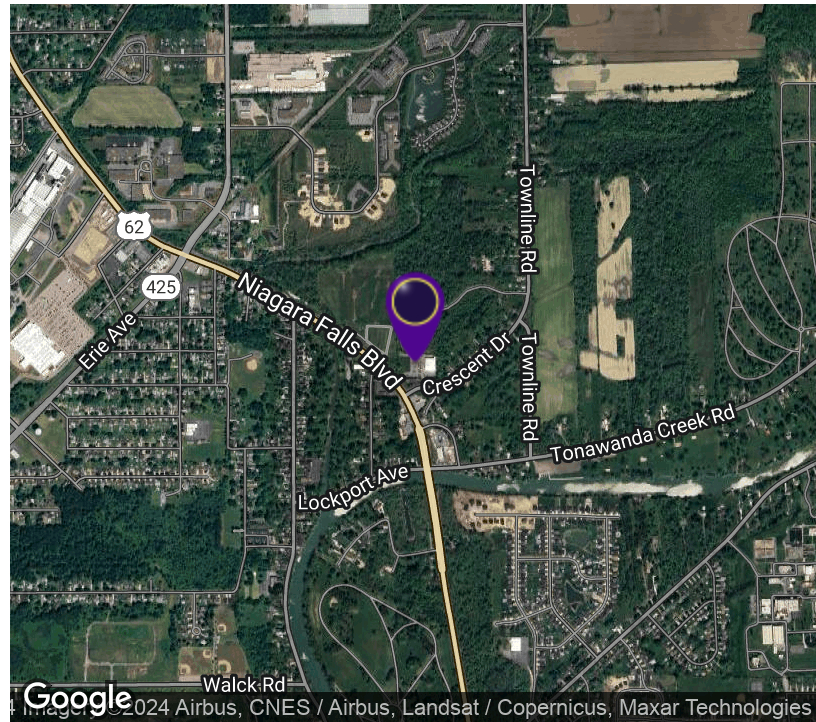
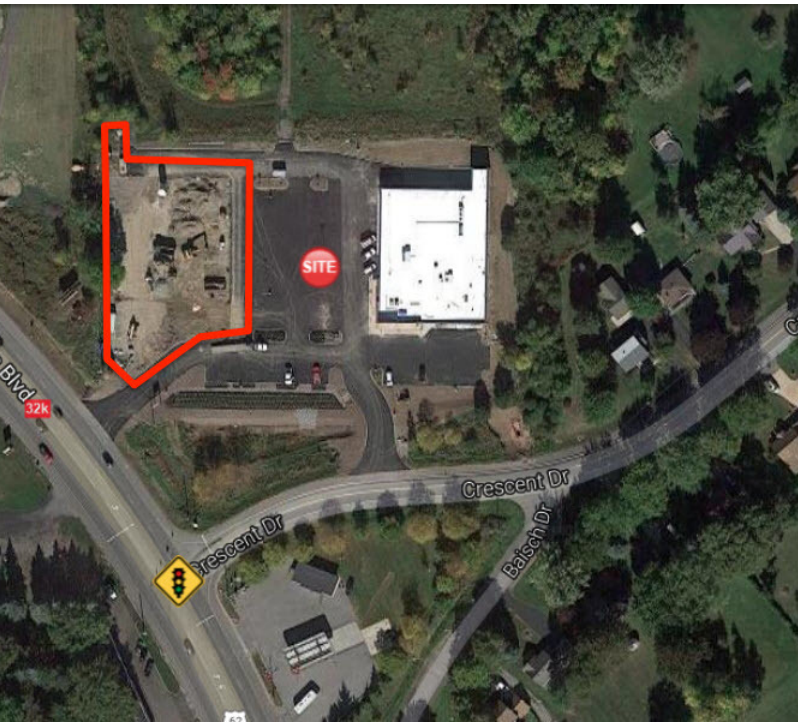


3939 Niagara Falls Boulevard

Wheatfield, NY 14120



OFFERING SUMMARY

Sale Price: \$595,000

Available SF:

Lot Size: 0.68 Acres

Zoning: Commercial

PROPERTY OVERVIEW

0.68 acre of vacant land for sale, ground lease, or a build to suit opportunity. Lot has 200' of frontage on Niagara Falls Blvd. Located adjacent to Aldi's Grocery Store. Also available is an additional 20 acres of vacant land for an additional amount. built-to-suit or ground lease available. One of the areas busiest Aldi Food Stores.

LOCATION OVERVIEW

Located between Niagara Falls Airport at Williams Rd. and N. French Rd. Minutes from Walmart Super Center. Also 1.5 miles north of Wegmans Grocery store, Tops Supermarket, Kohl's, Walgreens, Pets Supply Plus, Tim Hortons, My Tomato Pie Restaurant, Delta Sonic, Wendy's, and McDonald's. Minutes from Niagara Falls International Airport

PROPERTY HIGHLIGHTS

- High Visibility
- High Traffic Counts
- Close Proximity to the Niagara Falls Airport
- Excellent Development Site
- Corner Lot With Traffic Signal Access
- Build to Suit Opportunity



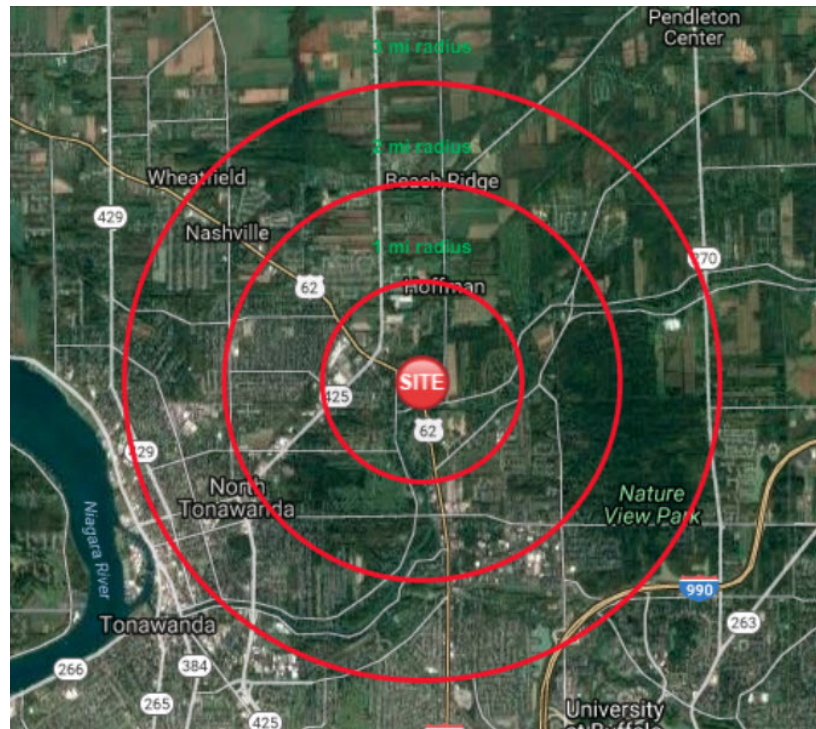
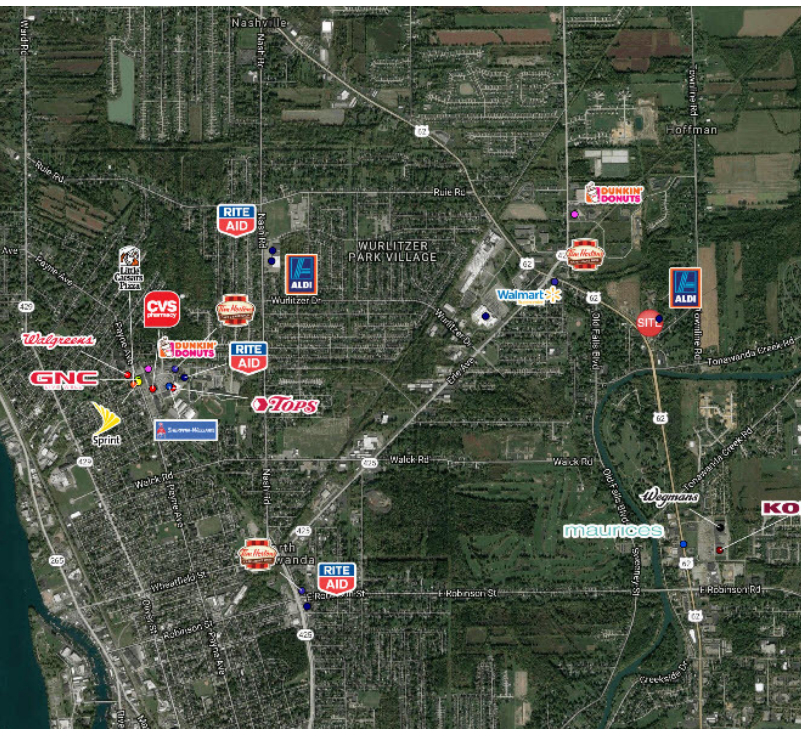
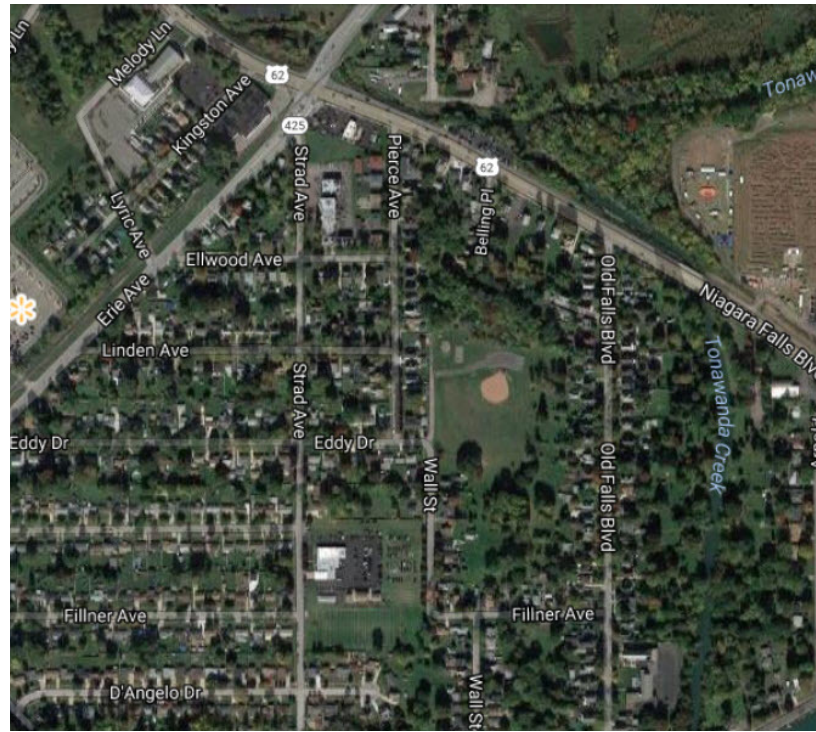
RICK RECCKIO
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4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

3939 Niagara Falls Blvd

Wheatfield, NY 14120

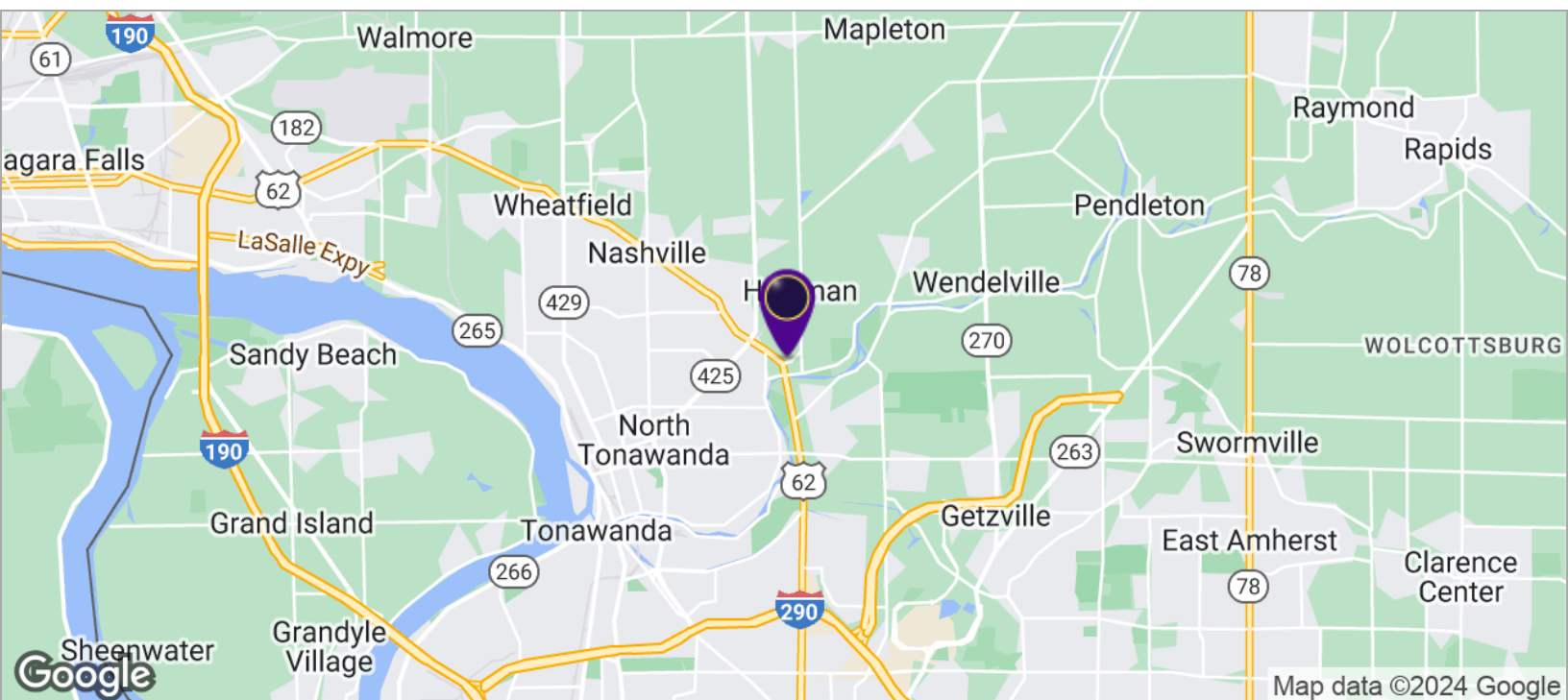
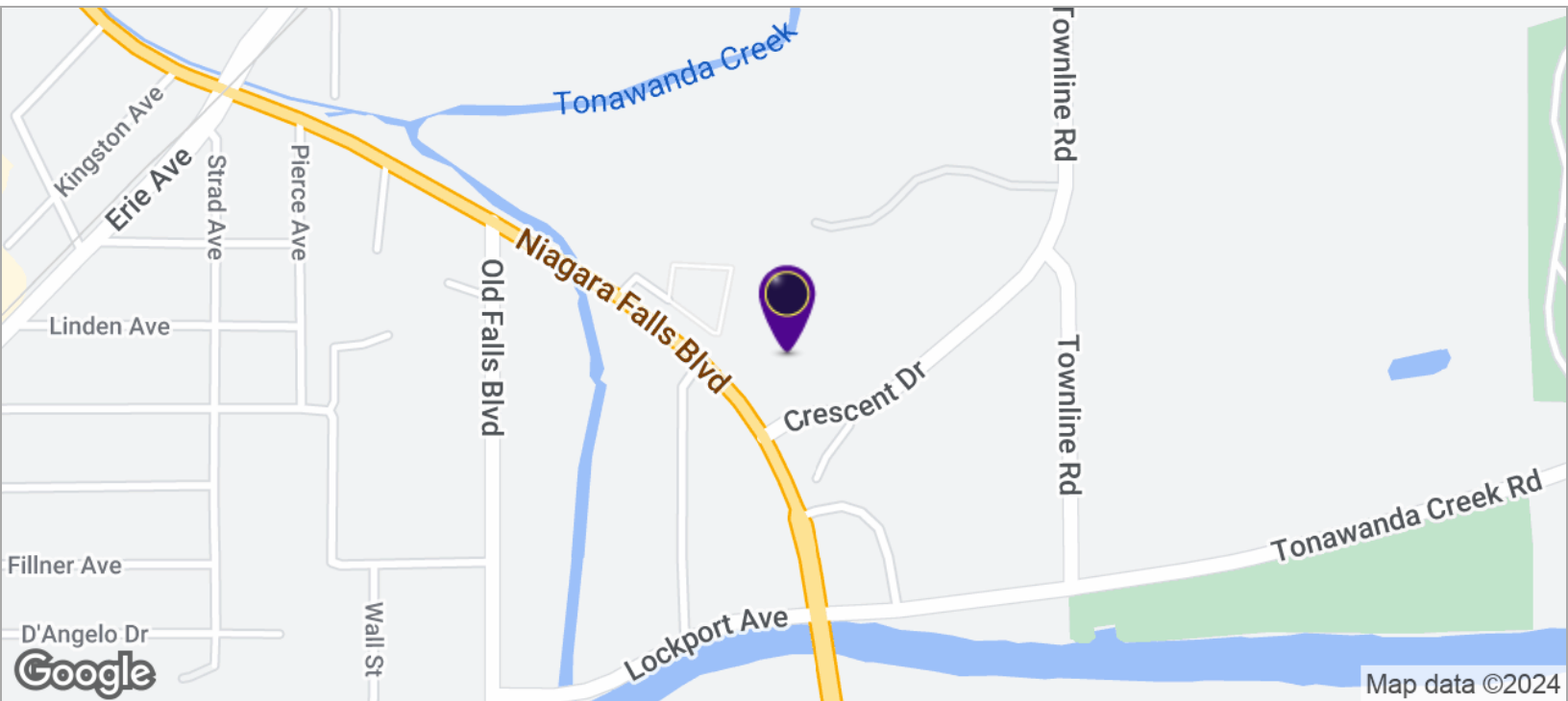


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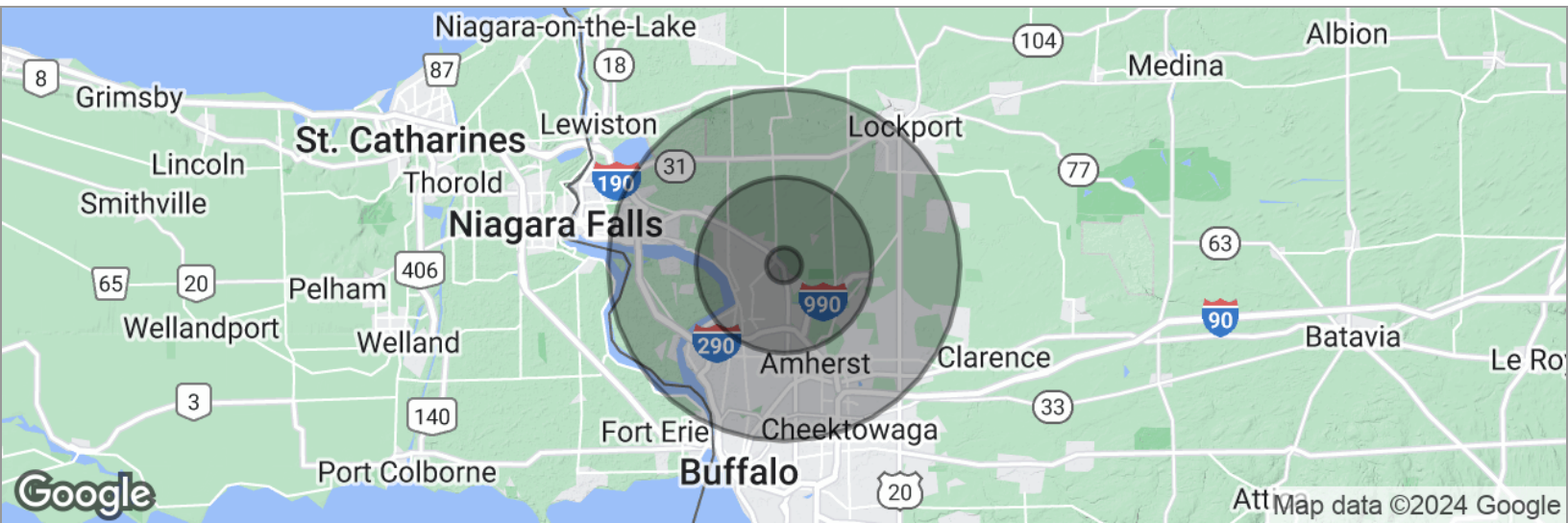
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**POPULATION**

	1 MILE	5 MILES	10 MILES
Total population	3,374	130,550	606,797
Median age	39.2	40.6	38.9
Median age (Male)	38.9	37.9	36.7
Median age (Female)	39.6	43.1	41.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,340	54,233	248,629
# of persons per HH	2.5	2.4	2.4
Average HH income	\$68,044	\$59,284	\$63,579
Average house value	\$175,962	\$145,985	\$152,986

ETHNICITY (%)

	1 MILE	5 MILES	10 MILES
Hispanic	3.6%	2.1%	3.5%

RACE (%)

	1 MILE	5 MILES	10 MILES
White	91.4%	92.6%	76.9%
Black	4.0%	2.5%	16.4%
Asian	2.2%	3.3%	3.6%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.1%	0.3%
Other	0.9%	0.5%	1.1%

* Demographic data derived from 2020 ACS - US Census



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