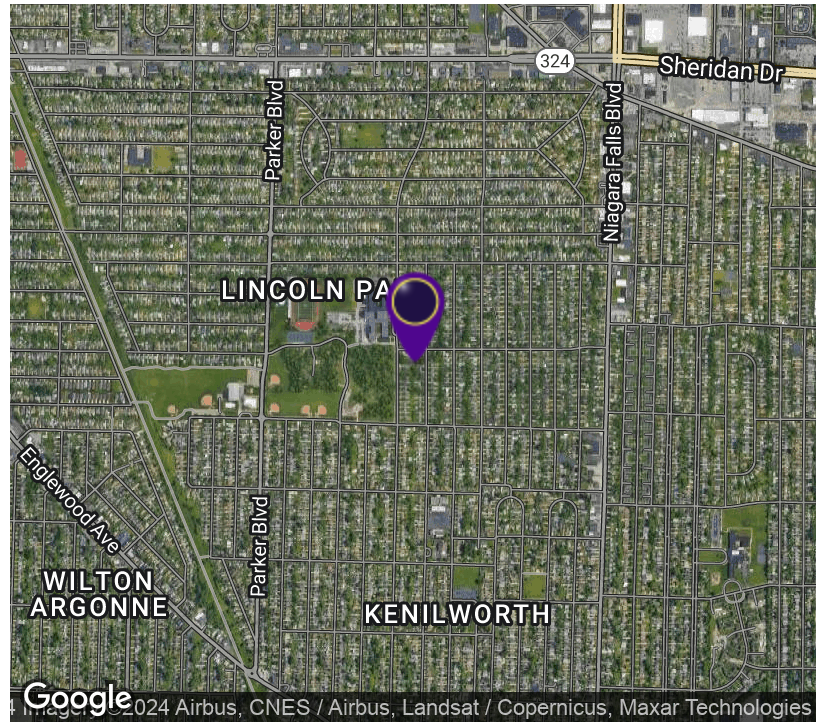


1,300+/- SF RETAIL SPACE

43 Lincoln Park Drive, Tonawanda, NY 14223



OFFERING SUMMARY

Available SF: 1,300 SF

Lease Rate: \$1,500.00 SF/month (NNN)

Lot Size: 1.0 Acres

Building Size: 4,275 SF

PROPERTY OVERVIEW

Former beauty salon adjacent to 7-11 convenience store. Space can be subdivided. Excellent for any retail, office, professional, or medical uses.

LOCATION OVERVIEW

Located between Niagara Falls Boulevard and Parkhurst Boulevard. Approximately one mile south of the Boulevard Mall and BJ's Wholesale Club. Also located between two State Universities. Minutes from Sheridan Drive and Main Street.

PROPERTY HIGHLIGHTS

- Adjacent to 7-11
- Across from Benjamin Franklin School
- Densely Populated Neighborhood
- Priced below market
- Minutes off Niagara Falls Blvd. and Main Street



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

1,300+/- SF RETAIL SPACE

43 Lincoln Park Drive, Tonawanda, NY 14223



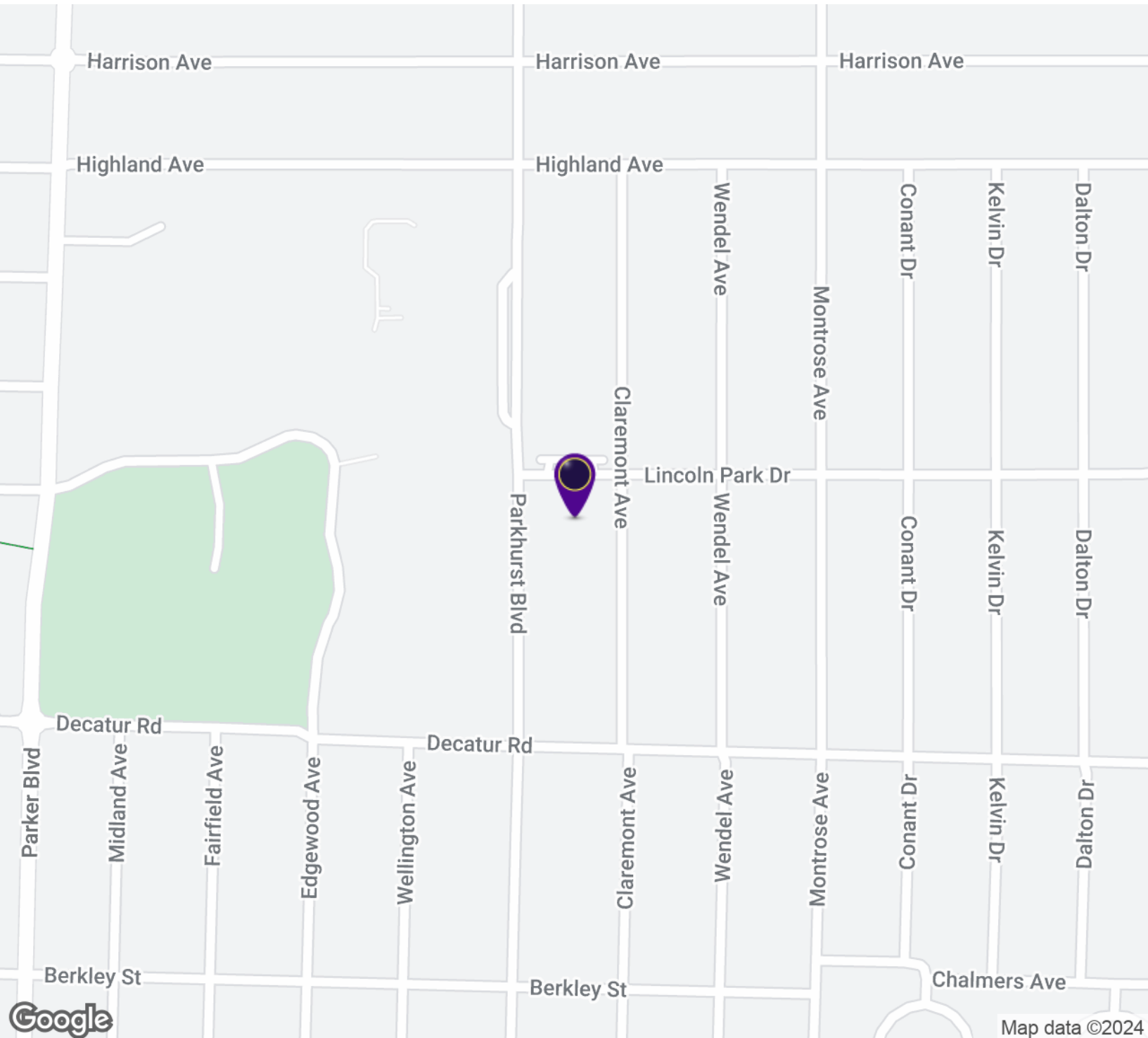
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LOCATION MAP

1,300+/- SF RETAIL SPACE

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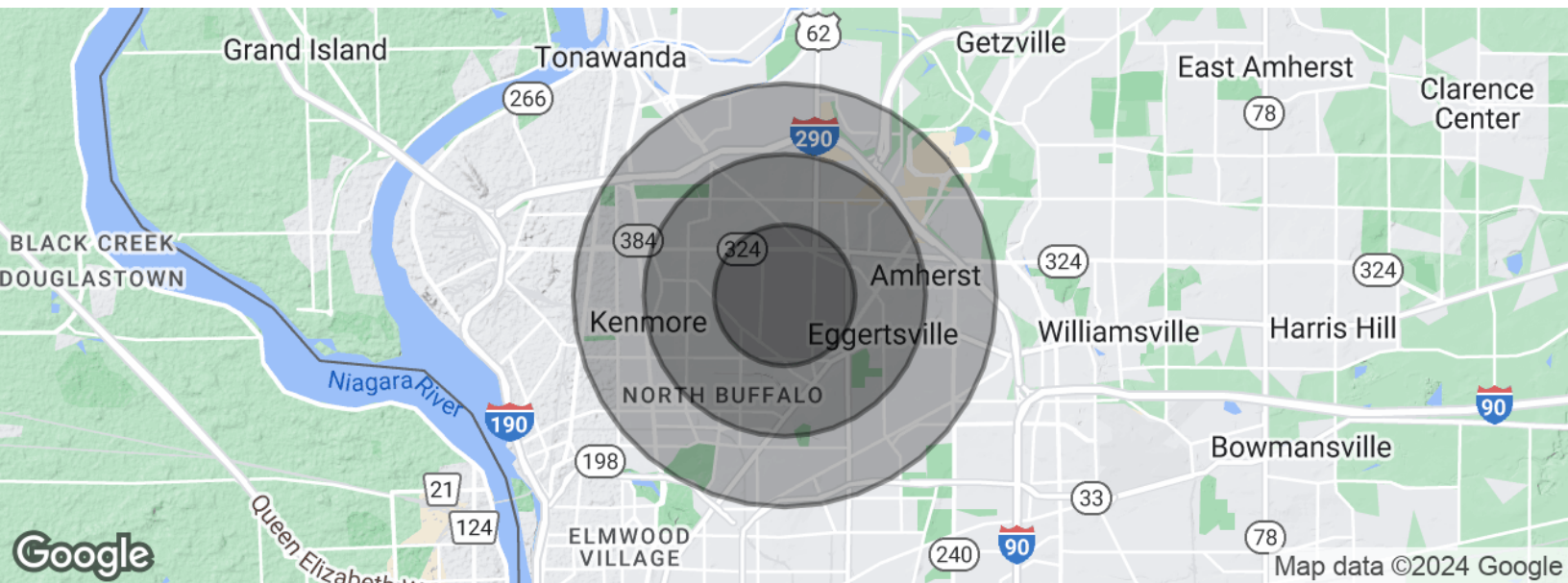


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1,300+/- SF RETAIL SPACE

43 Lincoln Park Drive, Tonawanda, NY 14223



POPULATION	1 MILE	2 MILES	3 MILES
Total population	22,153	81,797	175,561
Median age	37.5	38.2	38.1
Median age (Male)	35.8	36.0	35.6
Median age (Female)	39.7	40.8	40.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	9,342	34,399	75,355
# of persons per HH	2.4	2.4	2.3
Average HH income	\$55,103	\$59,413	\$58,773
Average house value	\$112,095	\$126,180	\$130,594

* Demographic data derived from 2020 ACS - US Census



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