## FOR LEASE 853 Niagara Falls Boulevard

Amherst, New York

### 3,508 ± SF RETAIL / WAREHOUSE FOR LEASE

BUILDING FEATURES	
Total Building Size	8,952 <u>+</u> Sq. Ft.
Lot Size	.93 <u>+</u> Acres
Available For Lease	3,508 <u>+</u> Sq. Ft.
Parking	Front and Rear
Zoning	GB

#### **Property Highlights**

- Located just South of Sheridan Drive / Eggert Road
- Densely populated area
- · Currently available for lease:

Retail Storefront: 1,688 ± SF

Warehouse: 1,820 ± SF 13' ceiling height 10'w x 8'h overhead door

- Big Box Retail and Restaurants nearby. The Boulevard Mall, Whole Foods, and two State University of New York (SUNY) Buffalo Campuses in close proximity
- Highly visible building on Niagara Falls Boulevard
- · At the street and pylon signage
- Parking front and rear

PRIME NIAGARA FALLS BLVD NEAR SHERIDAN DRIVE LOCATION



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	17,827	161,339	372,837
Average Household Income	\$85,649	\$88,507	\$82,304

29.423 AADT

esri

TRAFFIC COUNTS	
Niagara Falls Boulevard	22,025 AADT

For more information, contact:

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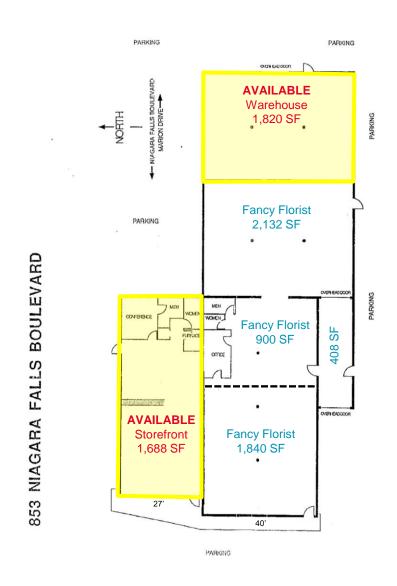
pyramidbrokerage.com

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the property outper(s). As amplicable, we make no representation as to the condition of the property (or property) in question

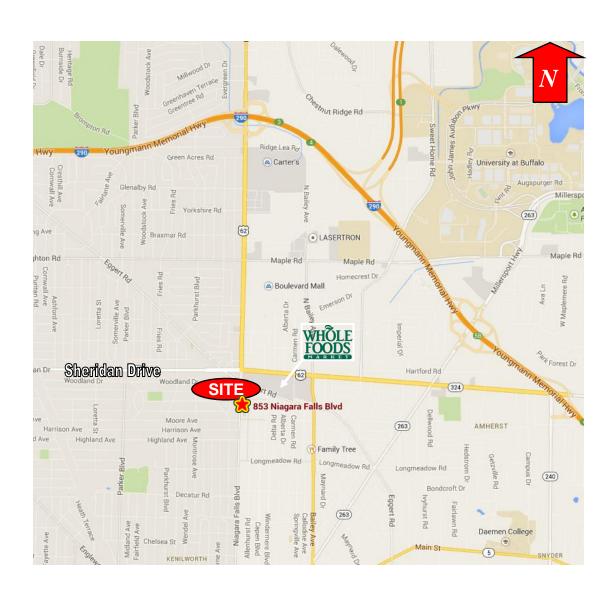
Sheridan Drive

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#### Location Map