

3,508 ± SF RETAIL / WAREHOUSE FOR LEASE

BUILDING FEATURES

Total Building Size	8,952 ± Sq. Ft.
Lot Size	.93 ± Acres
Available For Lease	3,508 ± 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:
- 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

Retail Storefront: 1,688 ± SF

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

For more information, contact:

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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

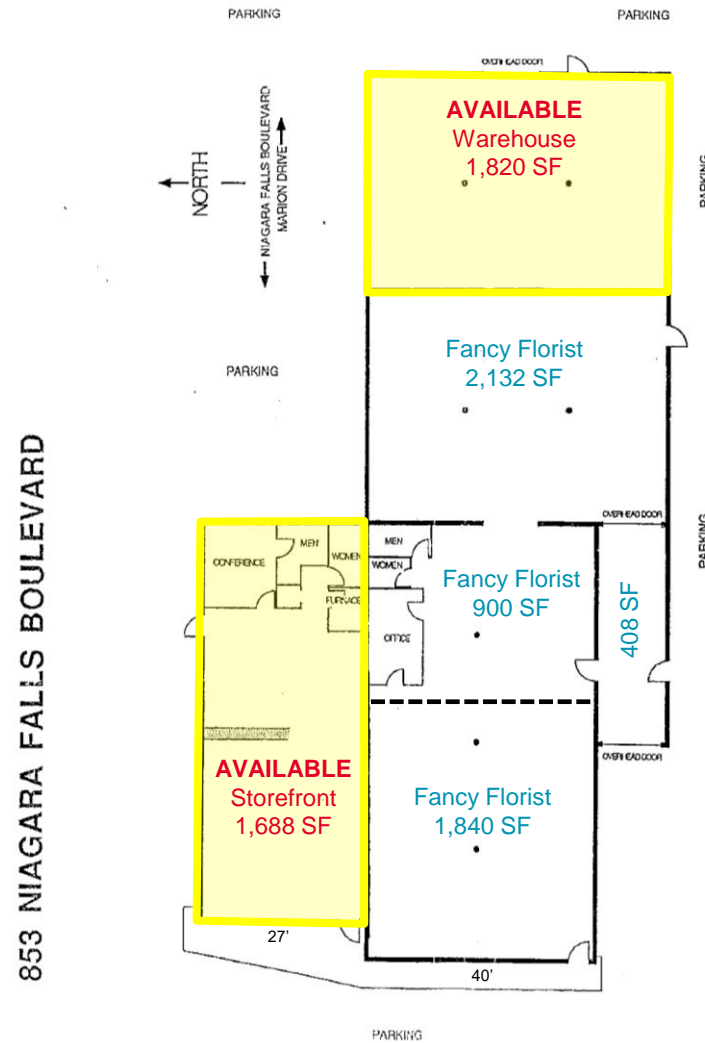


TRAFFIC COUNTS

Niagara Falls Boulevard	22,025 AADT
Sheridan Drive	29,423 AADT

FOR LEASE

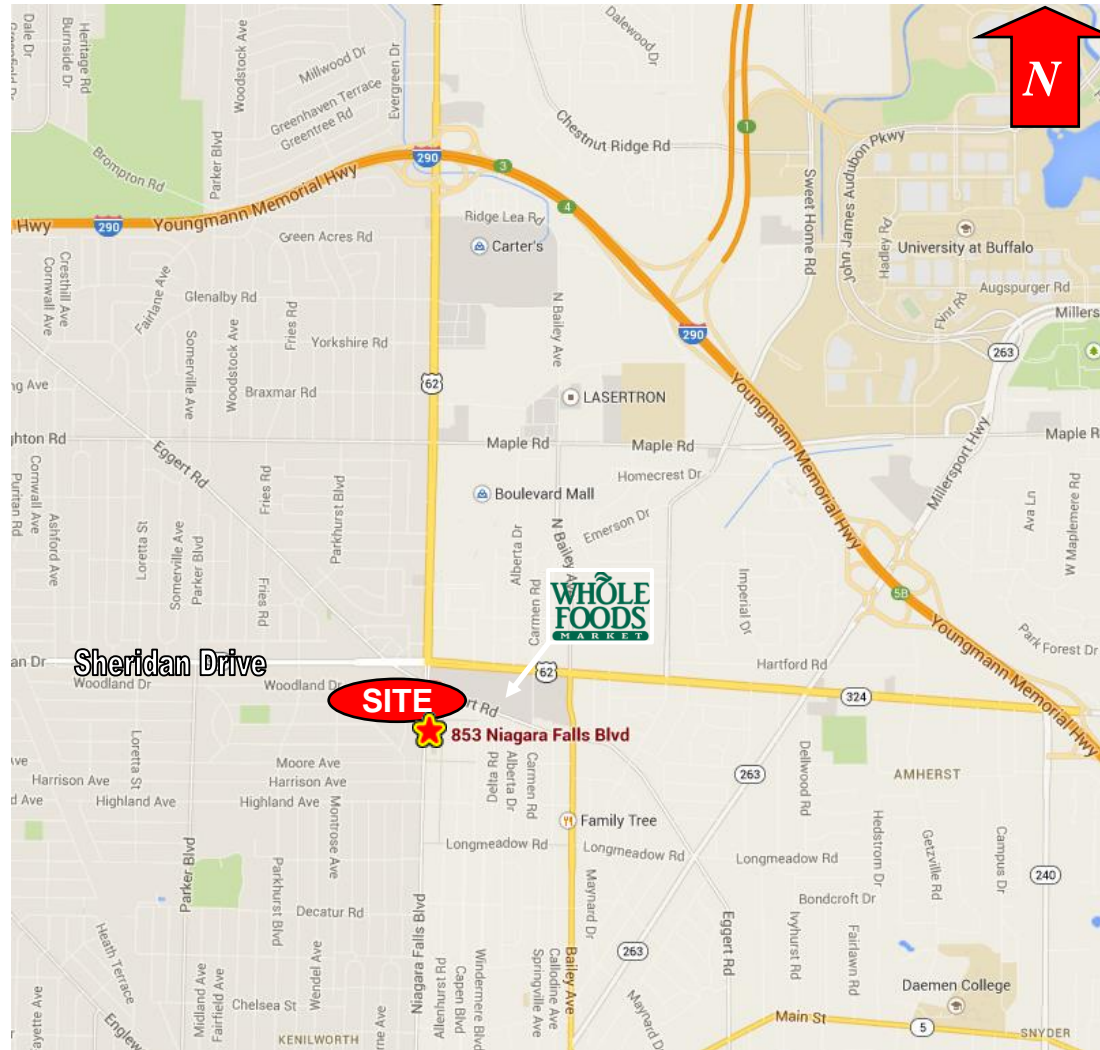
853 Niagara Falls Boulevard
Amherst, New York



Leasing Plan

FOR LEASE

853 Niagara Falls Boulevard Amherst, New York



Location Map