

RETAIL SPACE FOR LEASE

622 River Road

North Tonawanda, New York



1,700 SF RETAIL SPACE IN NEW DEVELOPMENT WITH 200+ ON-SITE APARTMENTS

Building Features	
Space Available	1,700 ± Sq. Ft.
Lot Size	5.8 ± Acres
Parking	Ample

Property Highlights

- Waterfront retail space for lease in North Tonawanda, NY
- Set on two (2) parcels – one mixed-use building and one 111+ apartment building
- 1,700±SF ground floor endcap retail opportunity
- Ability to include a drive-thru with large stacking
- Ability to include a large patio facing the Niagara River and Raymond Kilmek Veterans Park
- Development will include over 200+ on-site luxury apartments
- Landlord open to helping with tenant specified buildout
- Opportunity to work with Landlord to acquire Lumber City Block Grant Fund
- Located on heavily traveled River Road
- Space features pylon and video board signage
- Lack of amenities on this stretch of River Road
- Ideal for: coffee shop, breakfast/brunch spot, fast food / quick service, taproom, restaurant, bar

Contact

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Retail Space for Lease in New Mixed-use Development Opportunity

Demographics	1 Mile	3 Miles	5 Miles
Population	7,329	57,477	151,815
Average HH Income	\$64,147	\$85,020	\$88,179

Traffic Count	
River Road	18,838 AADT

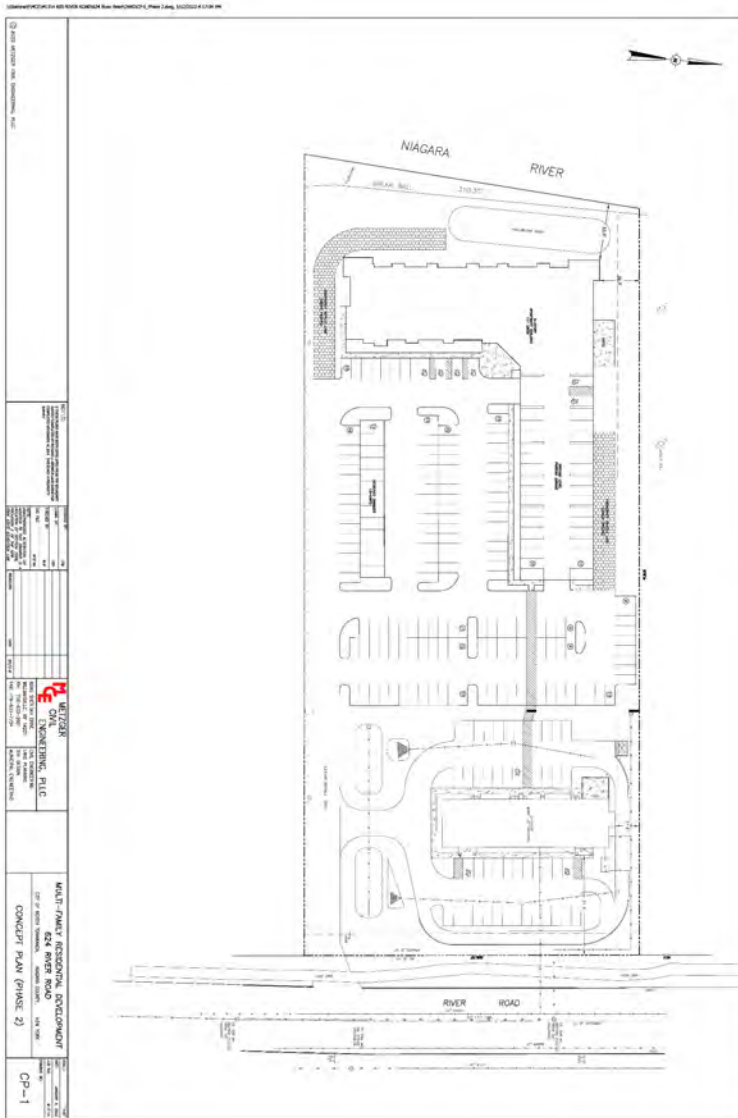
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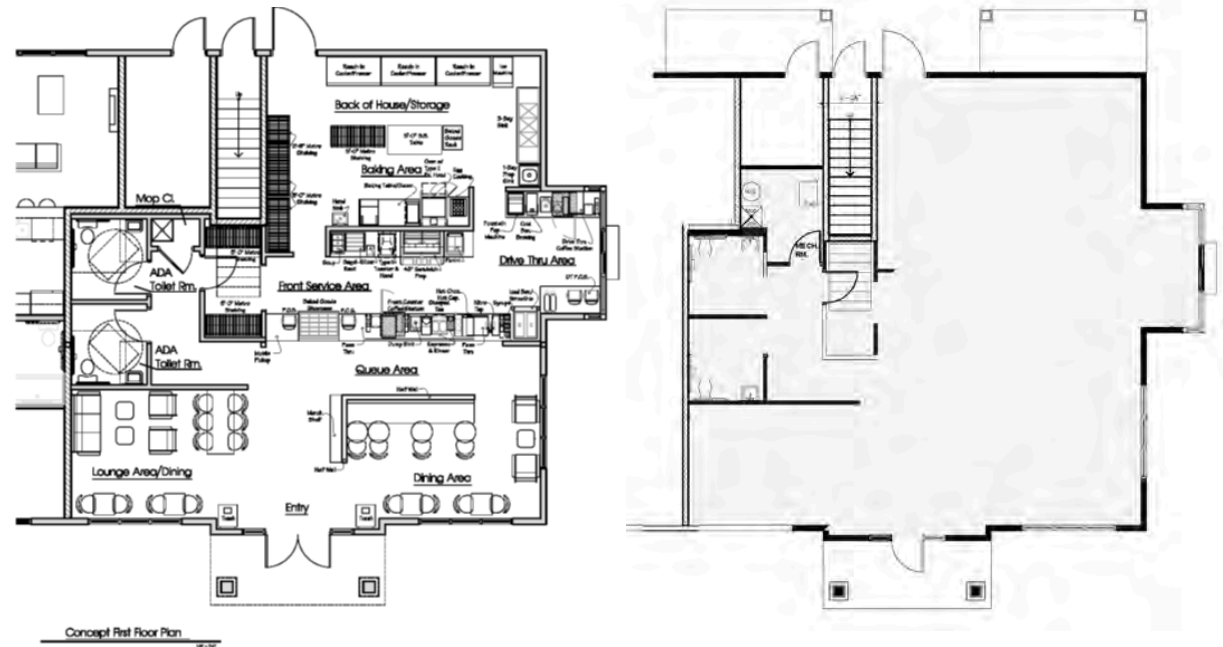


Site Aerial

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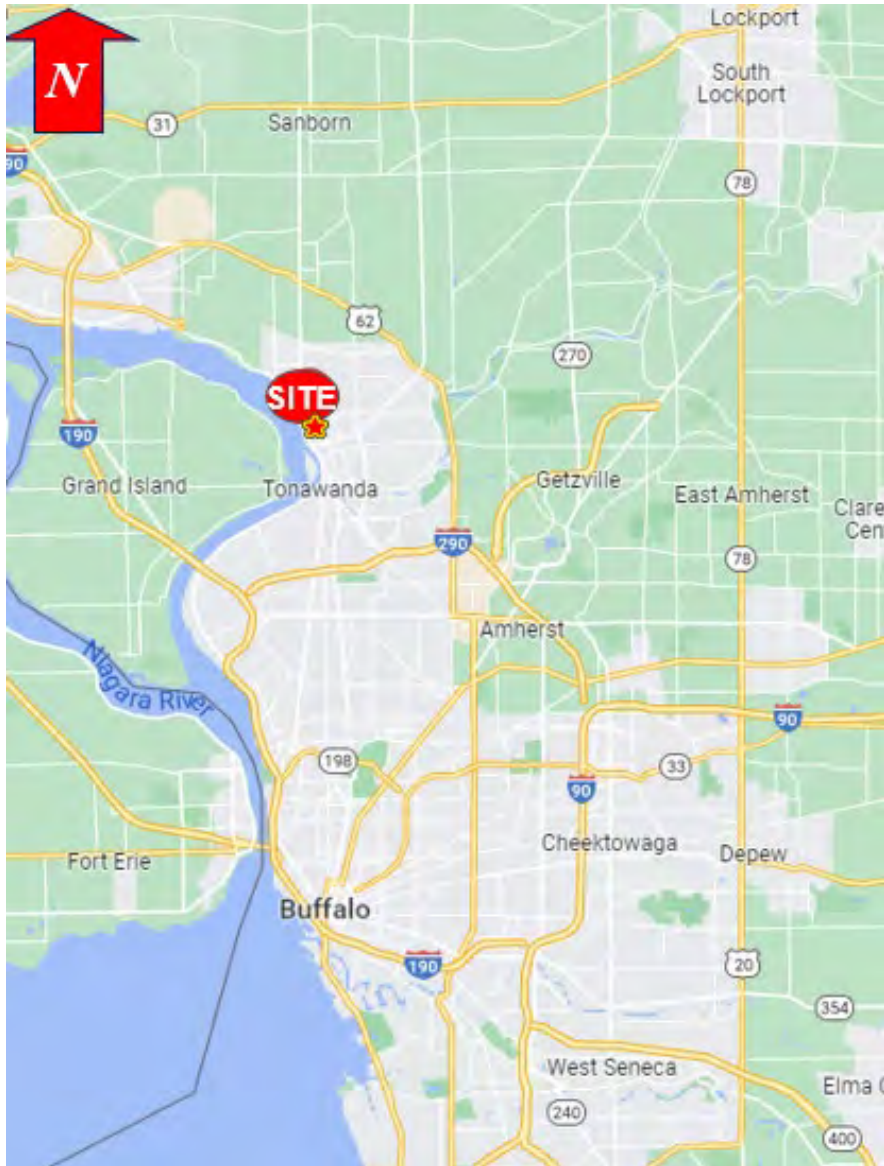


Site Plan



Floor Plans

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Location Map



Property Photos