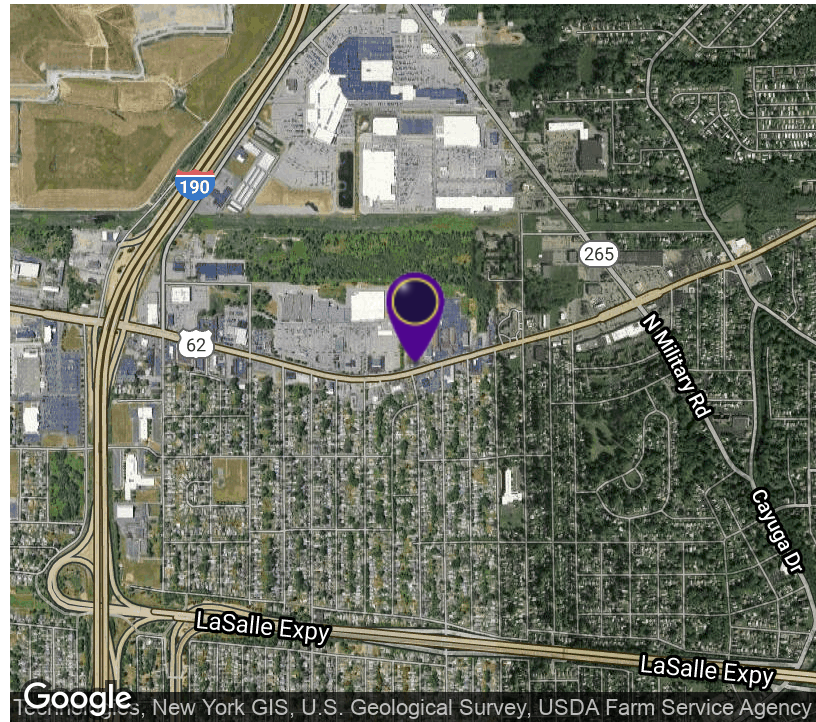
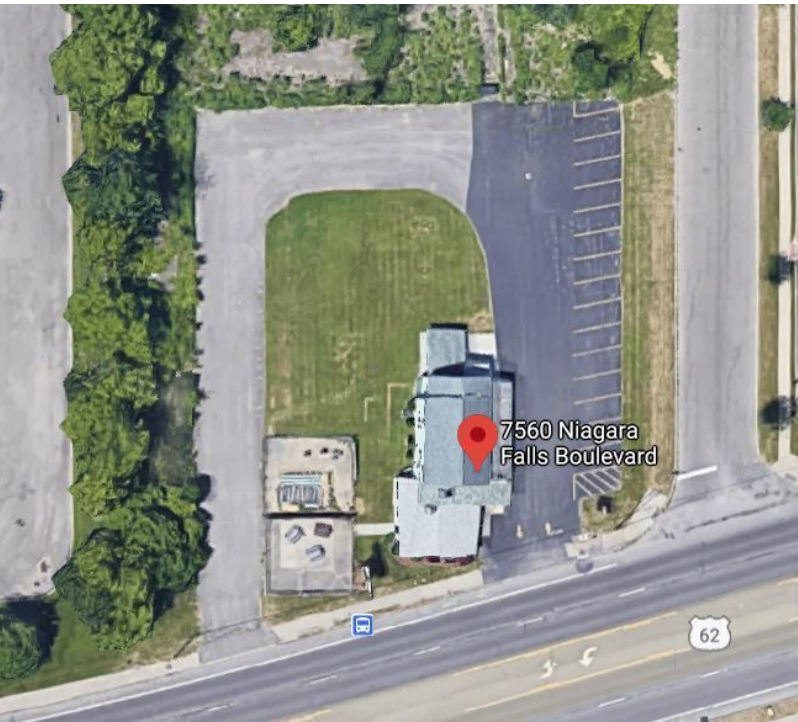


Former Sofia's Restaurant For Sale

7560 Niagara Falls Blvd. , Niagara Falls, NY 14304



OFFERING SUMMARY

Sale Price:	\$1,279,000
Lot Size:	1.47 Acres
Year Built:	1938
Building Size:	3,596 SF
Zoning:	commercial
Price / SF:	\$355.67

PROPERTY OVERVIEW

Formerly Sofia's restaurant, located next to Niagara Consumer Square Plaza which features Tops Market, Target, TJ Maxx, Party City, Dollar Tree, Sally Beauty, Zoom Tan, Aspen Dental, Key Bank, Five Star Urgent Care, GNC, and FT Grill. Also located next to super 8 motel and Quality Inn Hotel. Niagara Falls Blvd. traffic counts of 54,000 +/- vehicles per day. Great opportunity for redevelopment. Built in 1938 this 3,596 +/- SF building is zoned General Commercial. The building sits on approximately 1.47 +/- acres with 200' +/- of frontage and 315' +/- of depth. Ample amount of parking with two separate curb cuts for east accessibility.

LOCATION OVERVIEW

Located on Niagara Falls Blvd. in one of the largest shopping markets in the area. 1/4 mile from the New York State Thruway I-190 on/off Exit 22. Situated between the NYS Thruway I-190 and Military road this property is minutes from many national restaurants and retailers including Fashion Outlets of Niagara Falls USA, Burger King, Key Bank, Planet Fitness, Woodforest National Bank, Chili's, Wegmans, Tops Super Market, Citizens Bank, Starbucks, Denny's, LA Fitness, Anytime Fitness, McDonalds, Walmart Supercenter, Target, TJ Maxx, Olive Garden, and many more.

PROPERTY HIGHLIGHTS

- Easy Access to NYS I-190 & LaSalle Expressway
- Zoned General Commercial
- 200' +/- Frontage & 315' +/- Depth
- Excellent Traffic Count: 54,000 +/- Vehicles Per Day
- 1.47 +/- Acres Ideal For Redevelopment



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ADDITIONAL PHOTOS

Former Sofia's Restaurant For Sale

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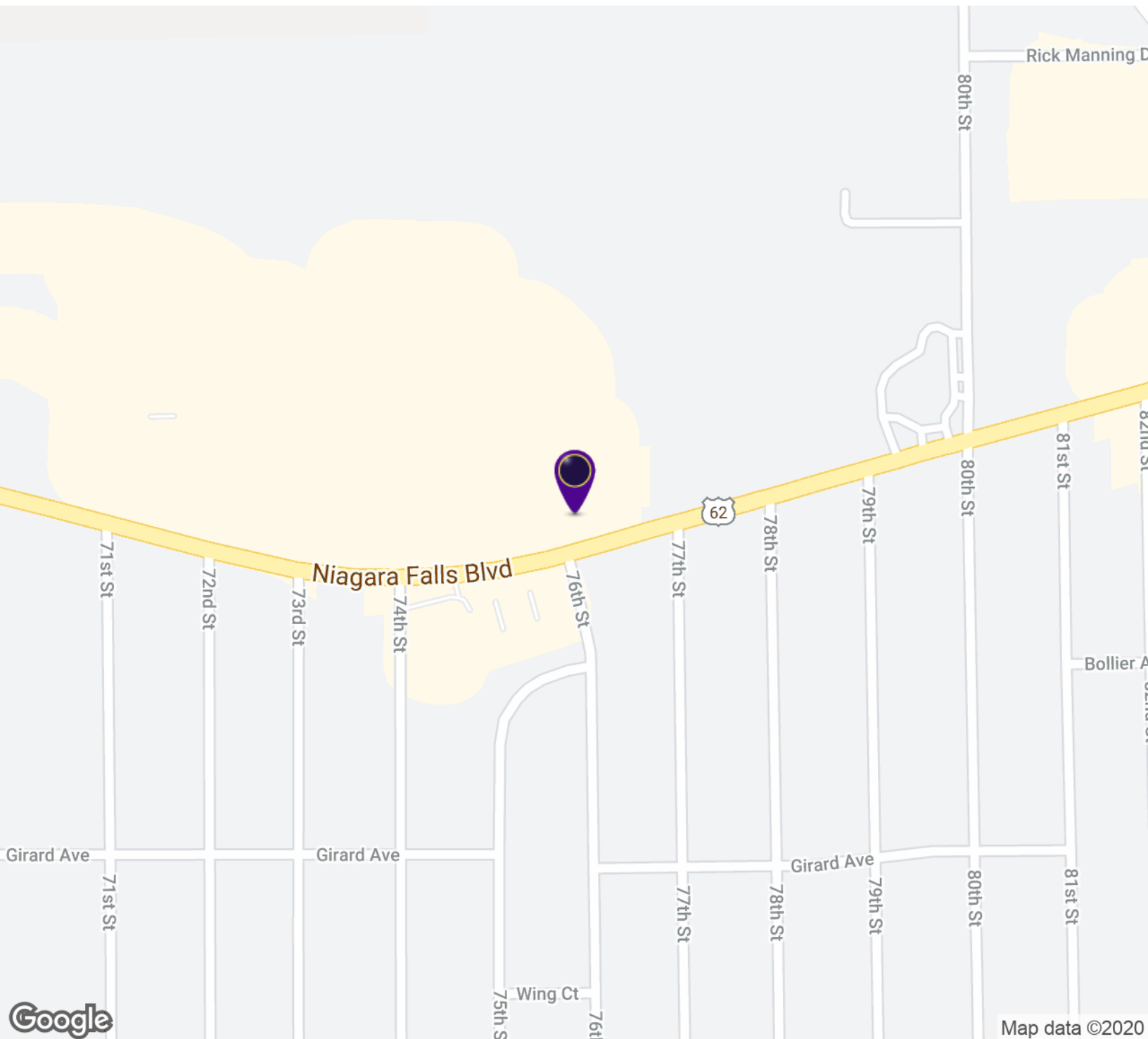
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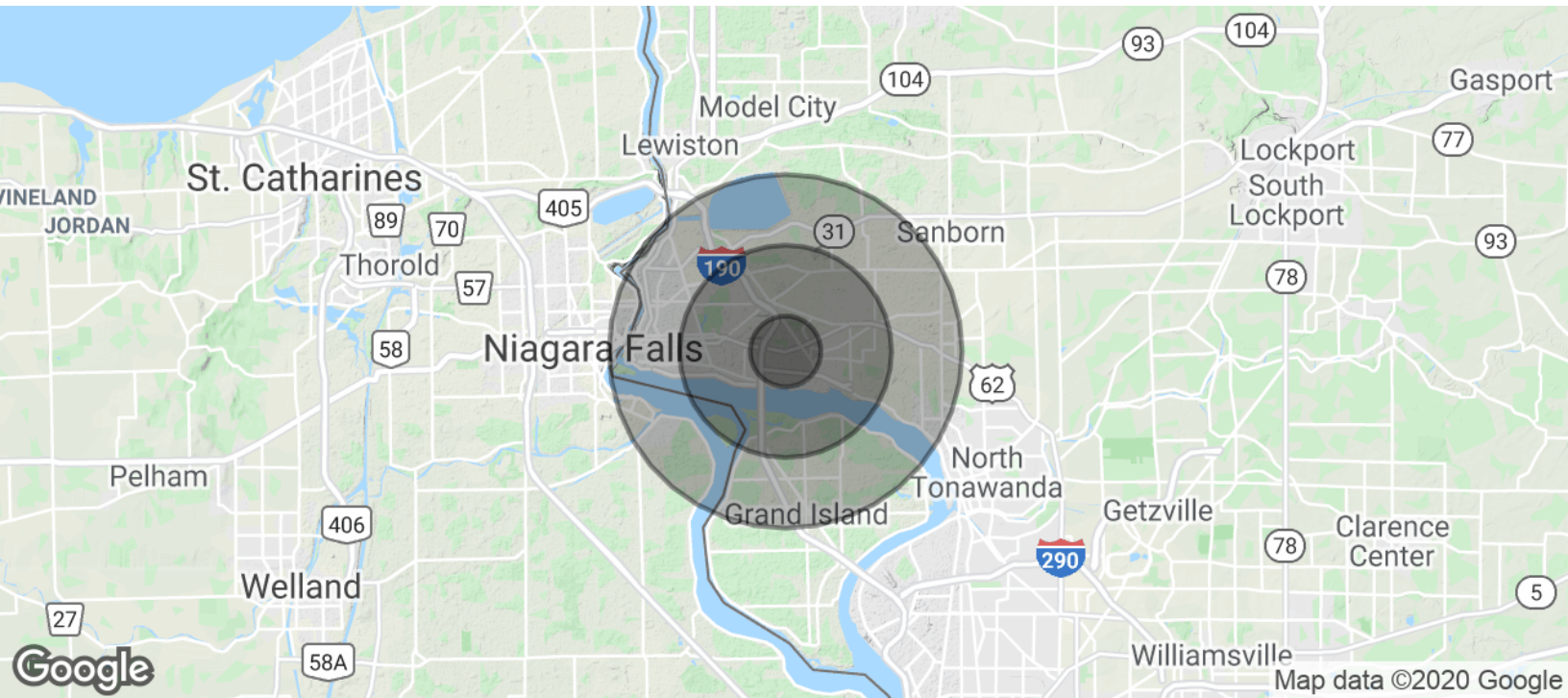
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,663	43,754	94,548
Average age	42.6	42.1	40.1
Average age (Male)	39.7	39.5	37.5
Average age (Female)	44.8	44.1	42.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,277	19,035	39,799
# of persons per HH	2.3	2.3	2.4
Average HH income	\$49,824	\$53,068	\$52,563
Average house value	\$83,361	\$114,652	\$118,778

* Demographic data derived from 2010 US Census



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