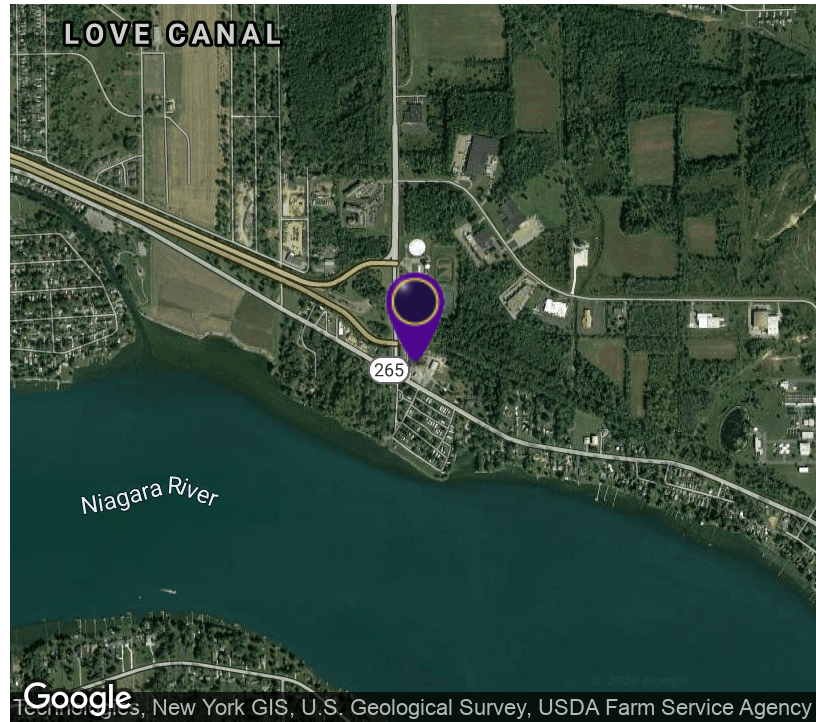


Summit Square Plaza - Gas Station / Convenient Store

2065 River Road, Wheatfield, NY 14304



OFFERING SUMMARY

Sale Price: Subject To Offer

Lot Size: 1.8 +/- Acres

Building Size: 9,550+/- SF

Zoning: Commercial

PROPERTY HIGHLIGHTS

- 1,473 SF Up To 2,500 SF Available
- Minutes from Niagara Falls Airport
- Area experiencing high growth potential
- Traffic Signal for Easy Access
- Close Proximity to NYS Thruway I-90
- Highly Visible and High Traffic Corner
- Access From Both Roads
- Corner Location
- Directly Off Lasalle Expressway
- Abundant Parking



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PROPERTY DETAILS & HIGHLIGHTS

Summit Square Plaza - Gas Station / Convenience Store

2065 River Road, Wheatfield, NY 14304

PROPERTY OVERVIEW

Former gas station, convenience store, restaurant, office or retail spaces currently available in this highly visible neighborhood shopping center available for sale or for lease. The Summit Square Plaza offers 9,550+/- gross square feet on a 1.8 +/- acre lot. With vacancies of 1,473+/- square foot retail/office space, 2,500+/- square foot former restaurant, 2,500+/- former gas station/ convenience store. Ample parking on site. Highly Visible office and retail space. Ideal for your professional office or retail business. Property features include a newer roof and blacktop, convenience store with 4 dispensers, gas islands and a canopy. There is also a 0.47-acre parcel of vacant land with 149' frontage x 138' of depth that is additionally available for a separate price. Located on Williams Road adjacent to this plaza.

LOCATION OVERVIEW

Highly visible office and retail space available for lease. Flexible lease terms, Minutes from New York State Thruway I-90 access. Located at the corner of route 384 (River Road) and Williams Road. One mile +/- from the Niagara Falls International Airport. Property is also proximate to many area amenities, including shopping, restaurants, and hotels. 1/4 mile from LaSalle Expressway access. Value-added opportunity. Financial information available upon request. Neighborhood shopping center with detached convenient store with gasoline. Neighborhood shopping center with detached convenient store with gasoline.



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ADDITIONAL PHOTOS

Summit Square Plaza - Gas Station / Convenient Store
2065 River Road, Wheatfield, NY 14304

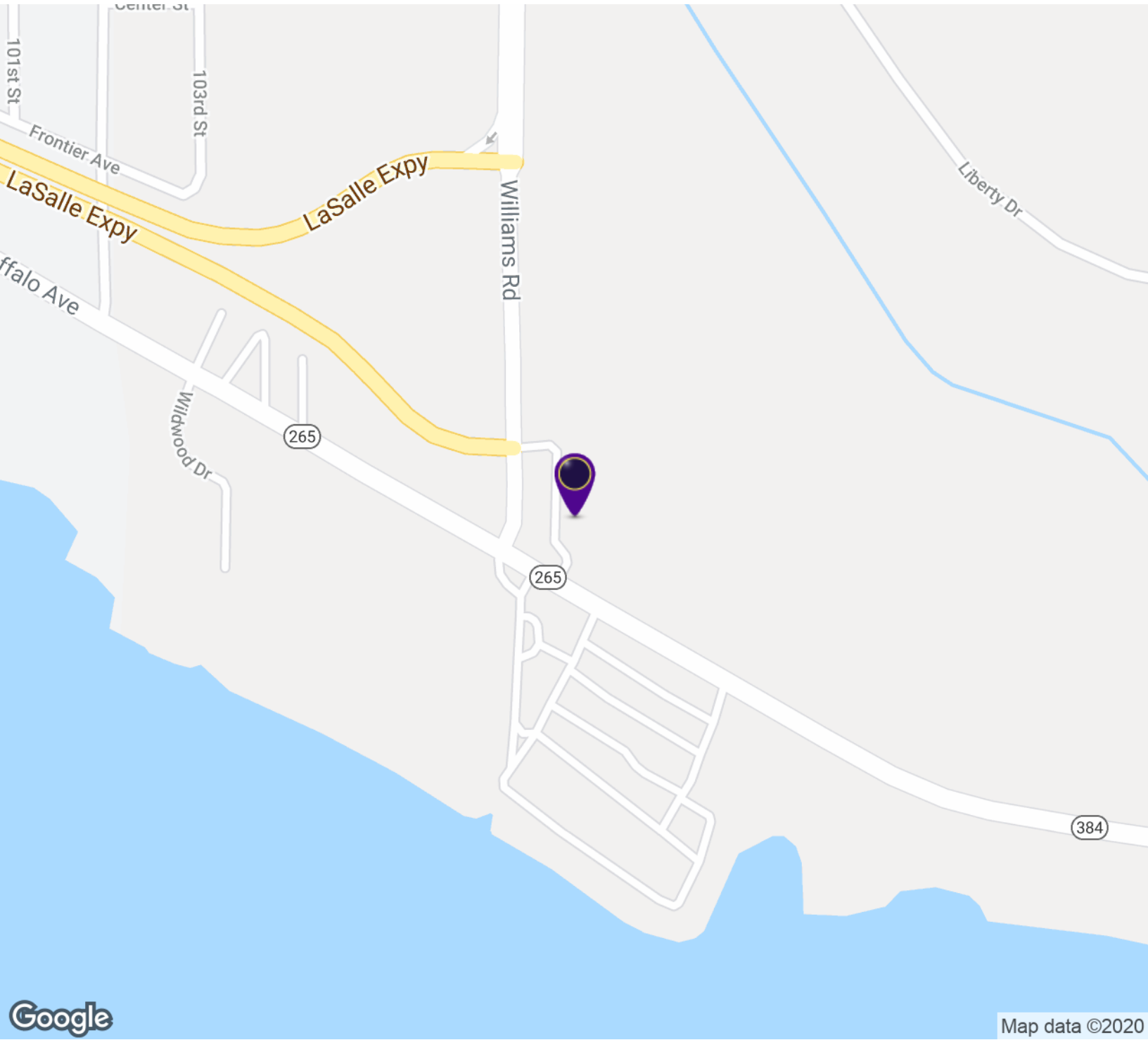


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LOCATION MAPS

Summit Square Plaza - Gas Station / Convenient Store
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Map data ©2020



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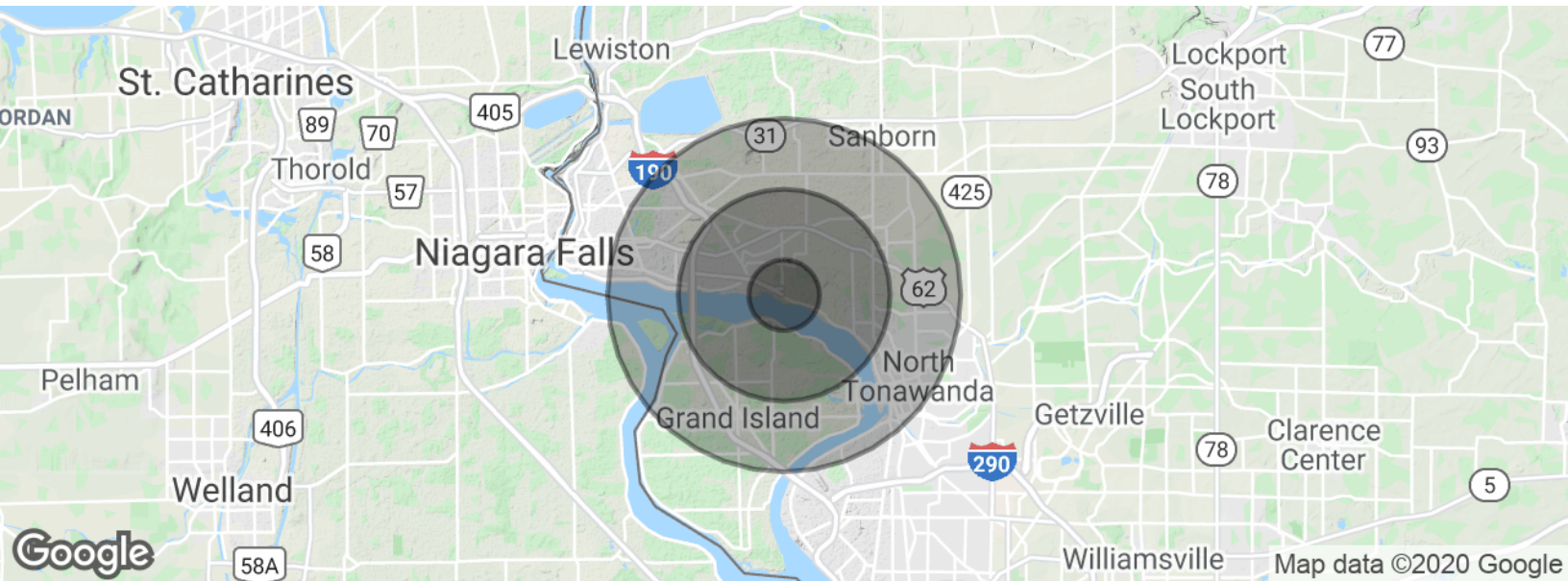
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DEMOGRAPHICS MAP & REPORT

Summit Square Plaza - Gas Station / Convenient Store

2065 River Road, Wheatfield, NY 14304



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,070	39,388	89,774
Median age	43.3	42.9	42.1
Median age (Male)	40.5	40.7	40.3
Median age (Female)	46.2	44.9	43.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,687	16,533	37,438
# of persons per HH	2.4	2.4	2.4
Average HH income	\$64,732	\$61,634	\$60,798
Average house value	\$130,955	\$133,084	\$131,745

* Demographic data derived from 2010 US Census



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