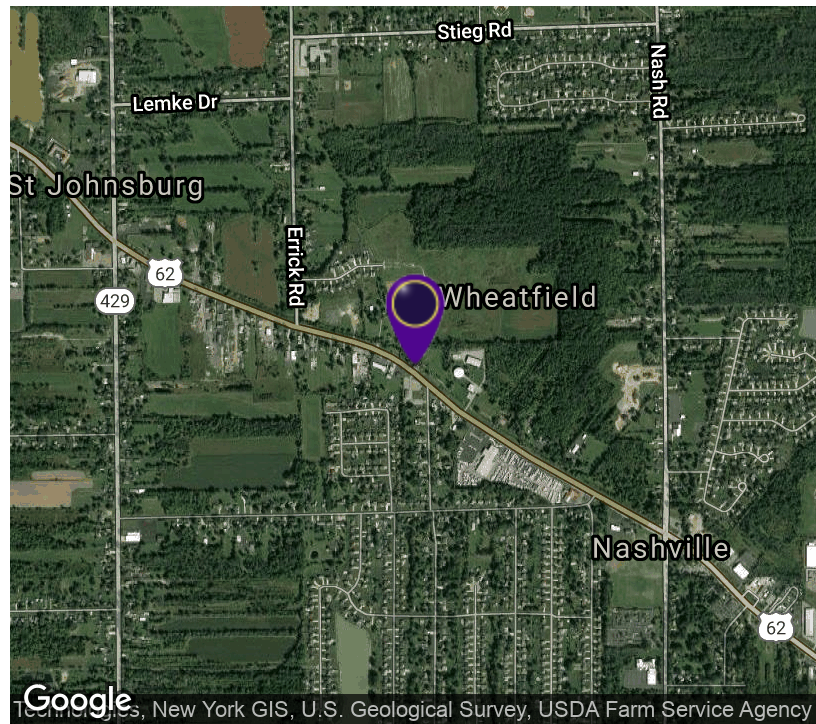


3059 Niagara Falls Boulevard

North Tonawanda, NY 14120



OFFERING SUMMARY

Sale Price: \$749,900

Lot Size: 4.85 Acres

Price / SF: \$3.55

PROPERTY OVERVIEW

Vacant land with 747' of frontage on Niagara Falls Blvd. Currently has a single-story home with billboard income. The house can also be leased. Consisting of 1,528 square foot structure with two floors, 4 bedrooms, a detached garage, and a partial basement. Prime development parcel. 4.85 Acres zoned C-1 with excellent exposure. Owner will subdivide from 1 up to 4.85 Acres or sell the house at the north end of the property separately. Also, the house can be rented asking \$1,500 per month plus utilities.

LOCATION OVERVIEW

Located On northeast side of Niagara Falls Blvd. between Schultz/Klemer Roads and Williams Rd./Nash Rd. Minutes from the Niagara Falls Airport.

PROPERTY HIGHLIGHTS

- High Visibility
- Excellent Development Site
- High Traffic Counts
- Close Proximity to Niagara Falls Airport
- Zoned C-1
- Great Opportunity

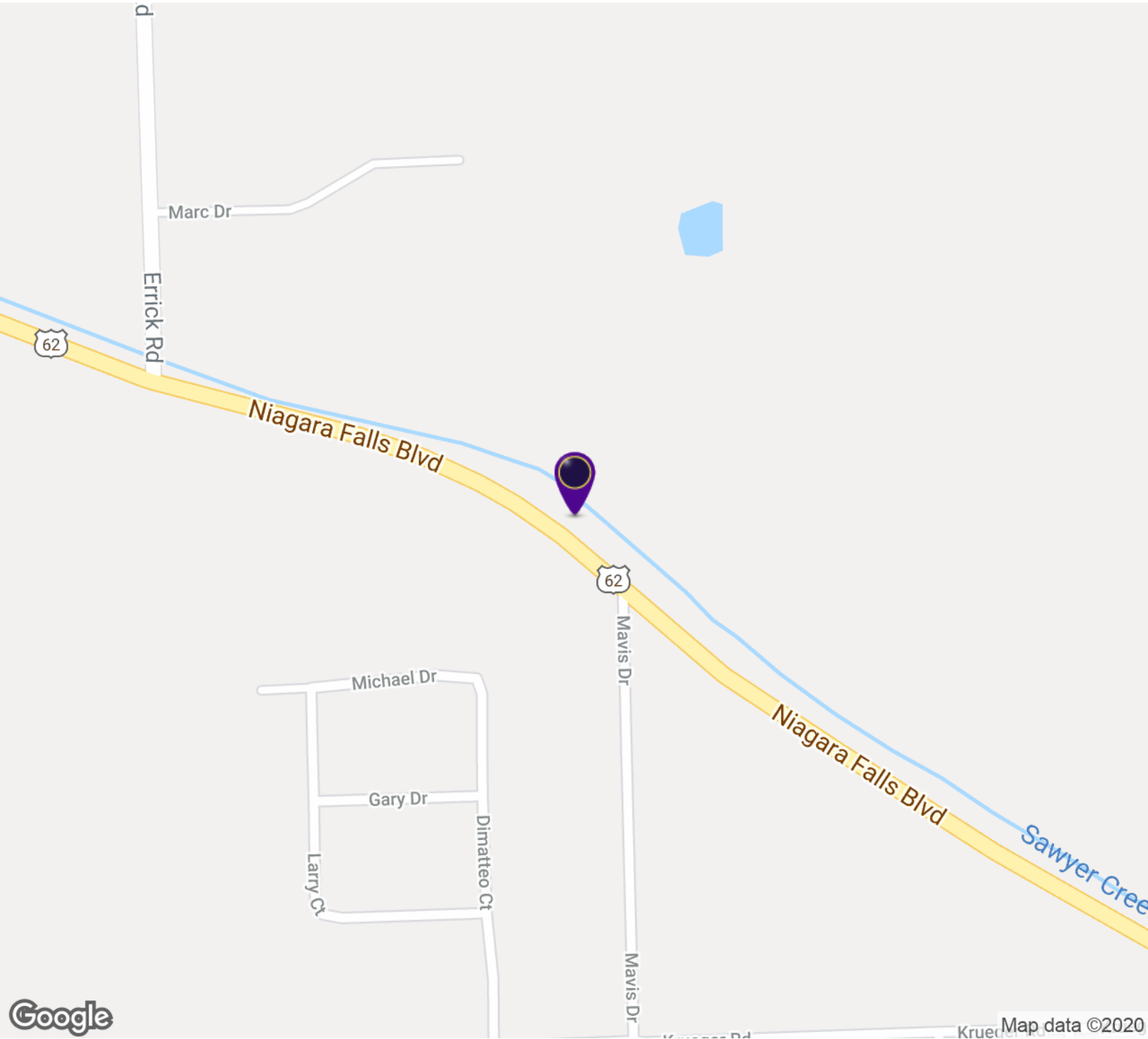


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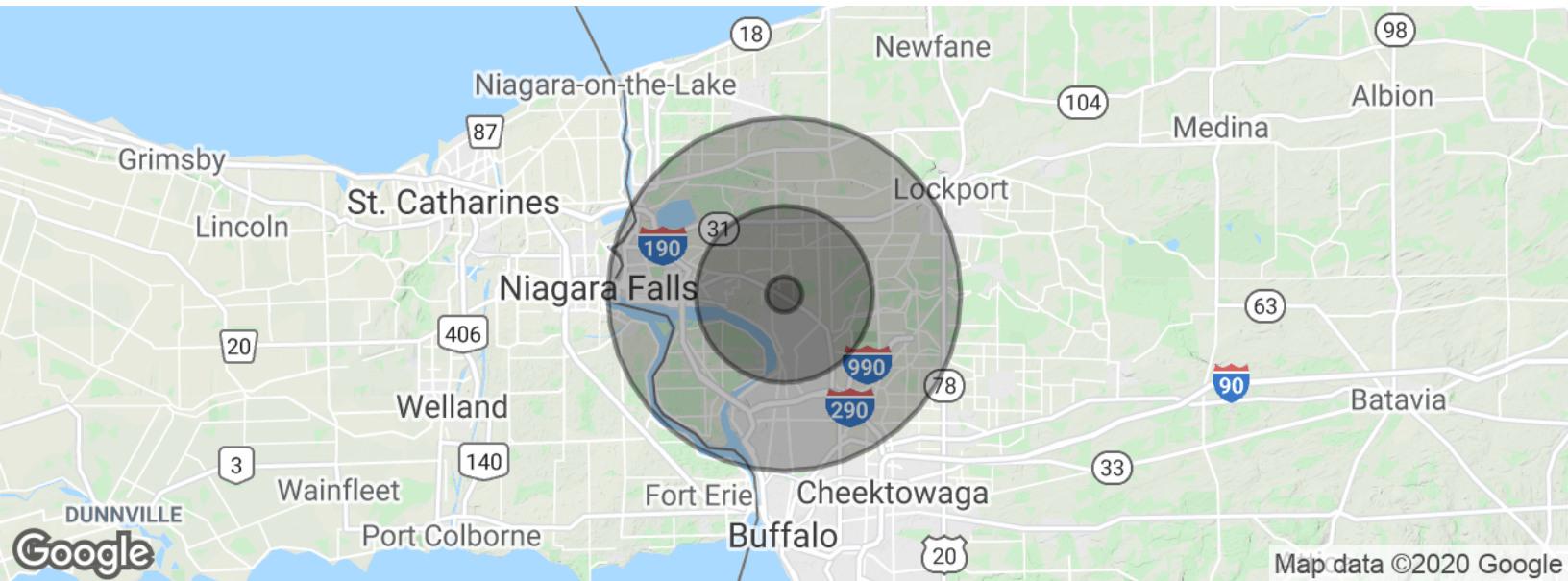


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,287	86,288	412,029
Median age	43.8	41.9	39.7
Median age (Male)	41.9	40.3	37.6
Median age (Female)	46.0	43.8	41.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	882	35,848	171,569
# of persons per HH	2.6	2.4	2.4
Average HH income	\$71,399	\$61,978	\$60,193
Average house value	\$166,261	\$142,682	\$140,394

* Demographic data derived from 2010 US Census



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