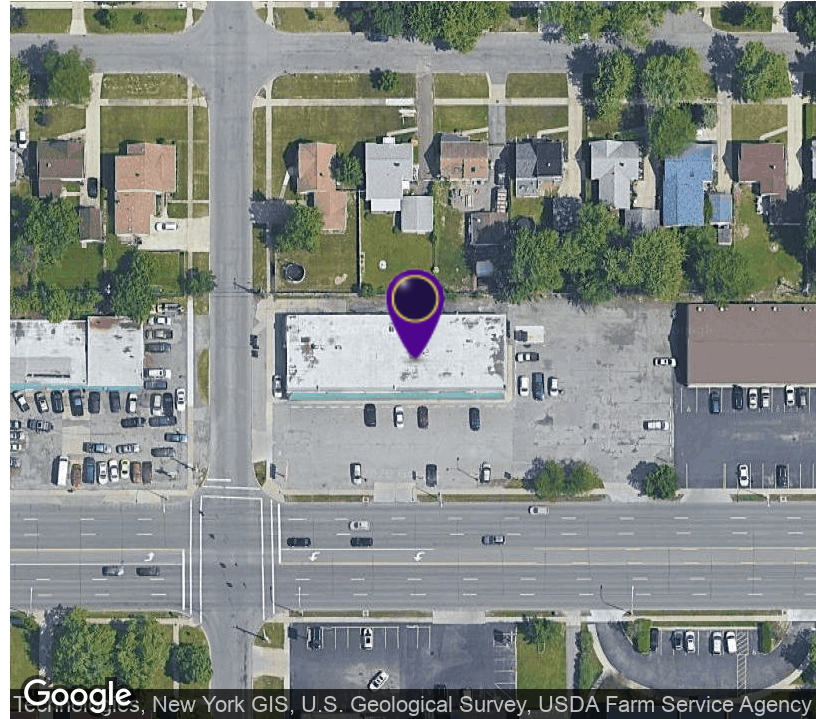


# 2784 Sheridan Drive

Tonawanda, NY 14150



## OFFERING SUMMARY

Available SF:	600 SF
Lease Rate:	\$875.00 per month (Gross)
Lot Size:	0.87 Acres
Year Built:	1955
Building Size:	7,424 SF
Zoning:	Commercial
Submarket:	Retail / Office

## PROPERTY OVERVIEW

This single story strip center had plenty of renovations over the years. Located on a bus line this property is easily accessible to many different types of restaurants, retail/shops, and entertainment; ideal for any type of business. Population and household growth is on a steady incline with a median household income of \$52,758, along with an average age of 41.50. Current tenants include: Bottle and Can Redemption, Shoe Repair, Barber Shop, Molinaro's NY Pizza & Cafe. Situated on the corner of Sheridan Drive and Parkhurst Boulevard at a traffic light, this location is within a mile of Niagara Falls Boulevard Mall, BJ's, LA Fitness, TJ Maxx, and many more retailers and restaurants.

## LOCATION OVERVIEW

This well trafficked plaza is home to Molinaro's Pizzeria, Shoe Repair, Barber Shop, Bottle and Can Redemption. Located on Sheridan Drive and Parkhurst Blvd. This property is in close proximity to the I-290 Expressway, Eggert Road, Niagara Falls Blvd. Delaware Road and Colvin Blvd. Ample parking. Traffic counts over 27,000 daily.

## PROPERTY HIGHLIGHTS

- Excellent Location with Incredible Visibility
- Bus Line
- Signalized Intersection with Dedicated Turn Lane
- Minutes from Niagara Falls Boulevard Mall & BJ's



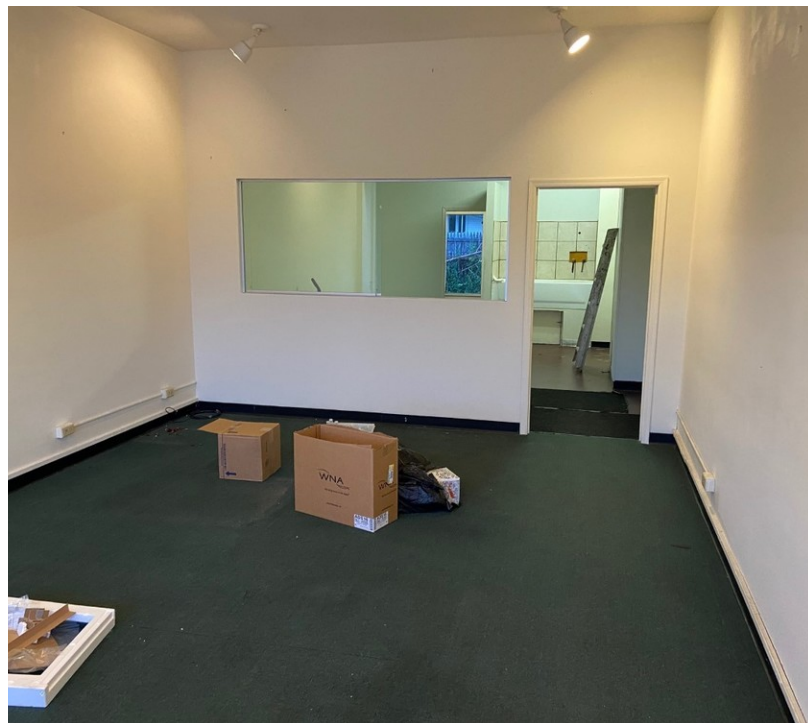
**RICK RECCKIO**  
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4455 TRANSIT ROAD, SUITE 3B  
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ADDITIONAL PHOTOS

# 2784 Sheridan Drive

Tonawanda, NY 14150



NY & PA Licensed Broker

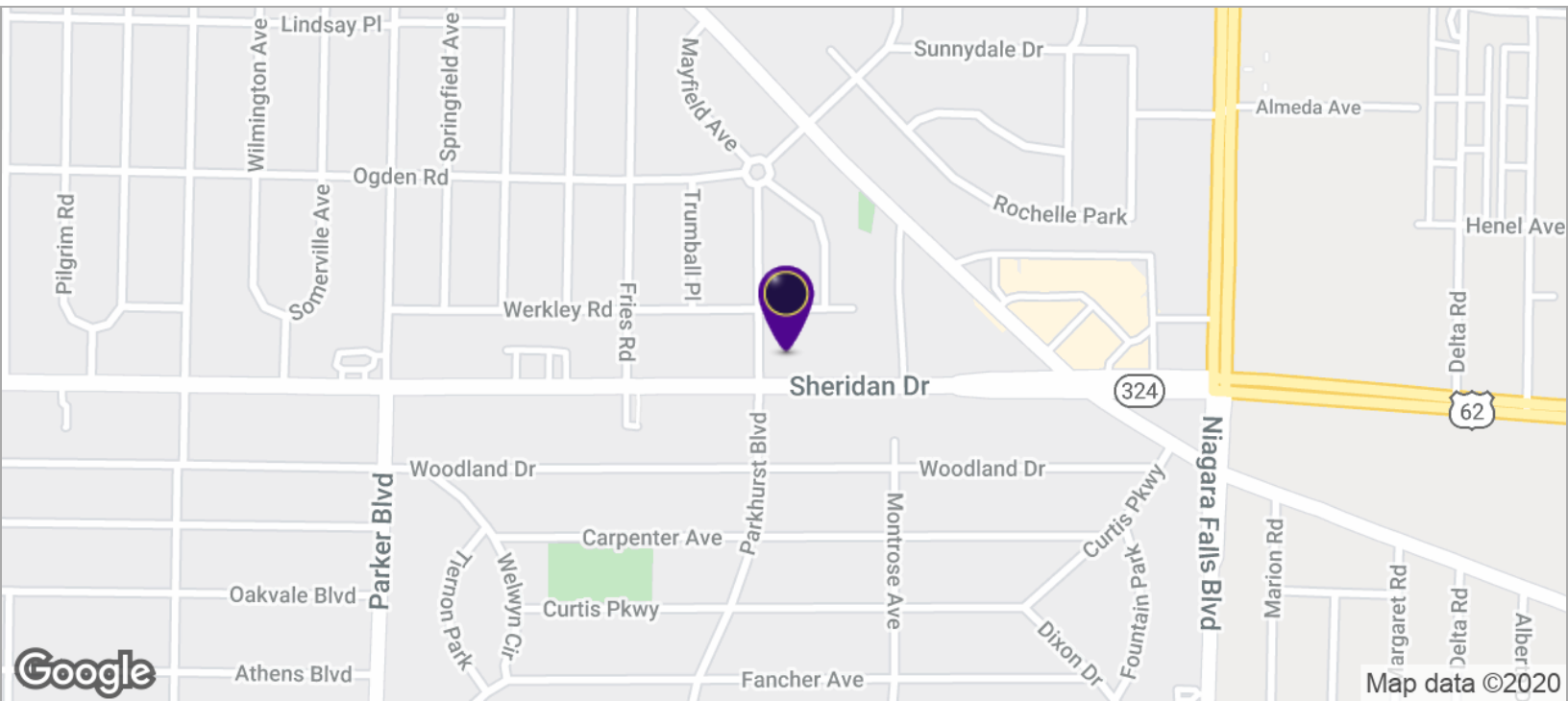
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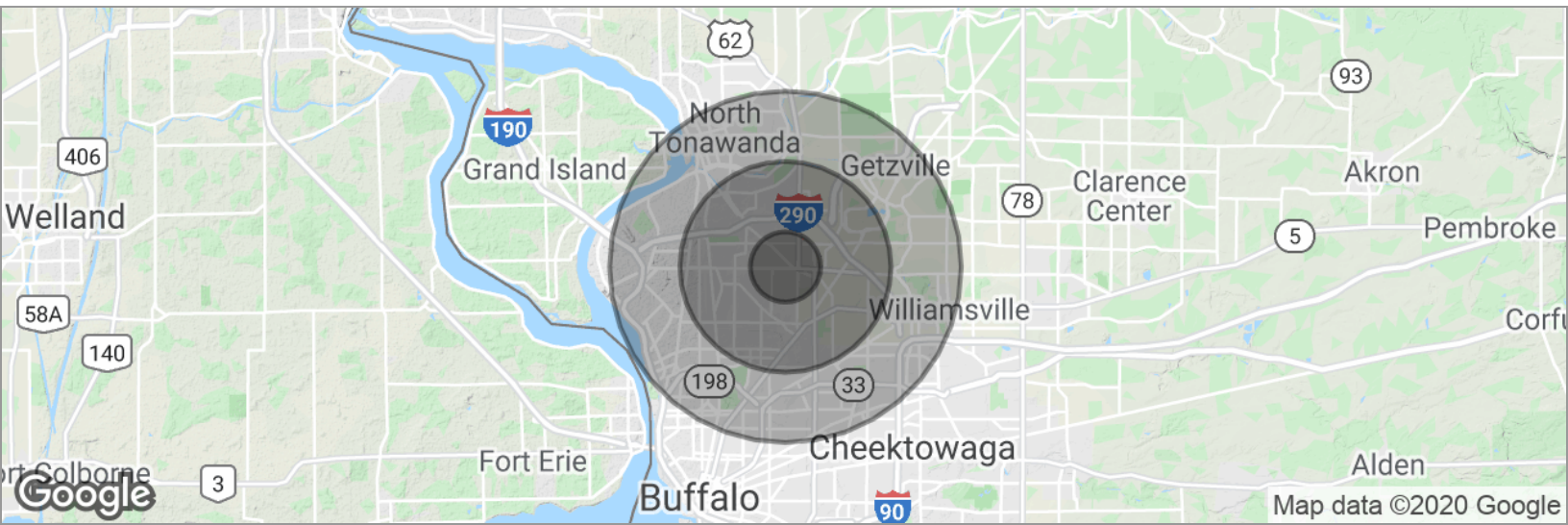
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# 2784 Sheridan Drive

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,502	49,717	123,112
Median age	46.6	44.0	43.7
Median age (Male)	44.5	42.4	42.0
Median age (Female)	48.3	45.4	45.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,578	19,243	48,376
# of persons per HH	2.5	2.6	2.5
Average HH income	\$104,773	\$108,907	\$97,635
Average house value	\$227,173	\$233,408	\$212,134

*\* Demographic data derived from 2010 US Census*