



NEWMAN PROPERTIES, INC.

# For Lease

1040 Payne Avenue, North Tonawanda, NY 14120



## Property Overview

Second-floor office/service space available in a well-located, mixed-use commercial building on Payne Avenue in North Tonawanda. The building was constructed in 1973 and sits on a designated city boulevard and main traffic artery, with the first floor occupied by established retail and service tenants. The available second floor totals approximately 4,304 SF and includes a mix of private offices, a large open area, a kitchen, and men's and women's restrooms — well suited for professional office use or a service-oriented business. The entire second floor is offered as a single lease.

### FOR LEASE

**\$7.00/SF/YR**

(\$2,510.95/Month)

### AVAILABLE SPACE

**±4,304 SF**

Entire Second Floor

### ZONING

**C-1**

Commercial

**1973**

YEAR BUILT

**2nd Floor**

AVAILABLE SPACE

**Single Lease**

ENTIRE FLOOR

**C-1**

ZONING DISTRICT

**Tim Boyle**

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**2101 Saint Rita's Lane**

Williamsville, NY 14221

(O) 716-362-5050



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# Building Overview

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Corner view of the building along Payne Avenue; open area with wood-look flooring; built-in cabinetry in a second-floor private office.

## Interior Features

- Mix of private offices and open area
- Built-in cabinetry and shelving
- Kitchen for tenant use
- Men's and women's restrooms

## Building & Access

- Dedicated second-floor stairway access
- Street-facing windows with natural light
- Ground-floor retail and service tenants
- C-1 commercial zoning

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# Floor Plan

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Second Floor — ±4,304 SF — leased in its entirety as a single unit.

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# Interior Photos

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# Location

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## Location Highlights

Payne Avenue is a designated city boulevard and one of North Tonawanda's main traffic arteries, connecting directly to Oliver Street and Ward Road. The city recently secured a \$1.6M federal grant to modernize signals and intersections along this corridor. The property sits within walking distance of Mid-City Plaza and a dense mix of restaurants, retail, and everyday conveniences.

### Nearby Dining

#### Pane's Restaurant

984 Payne Ave — Italian

#### Roman Cafe

797 Payne Ave — Italian / Pizza

#### The IronTon

126 Wheatfield St — American

#### District 37 Kitchen & Taphouse

110 Sweeney St

#### Souvlaki Therapy (Coming Soon)

1030 Payne Ave — Greek

### Nearby Retail & Services

#### Mid-City Plaza

967 Payne Ave — multi-tenant retail center

#### Home Outlet

Mid-City Plaza, 967 Payne Ave

#### Dollar Tree

981 Payne Ave

#### Walgreens

1066 Payne Ave

## North Tonawanda Demographics

**30,198**

City Population

**43.1**

Median Age

**\$66,961**

Median Household  
Income

**70.1%**

Homeownership Rate

Source: U.S. Census Bureau, American Community Survey 2024 5-year estimates.

Positioned on a designated city boulevard with confirmed traffic-signal investment underway — **1040 Payne Avenue** offers a rare opportunity to lease an entire second floor in a well-established North Tonawanda commercial corridor.

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