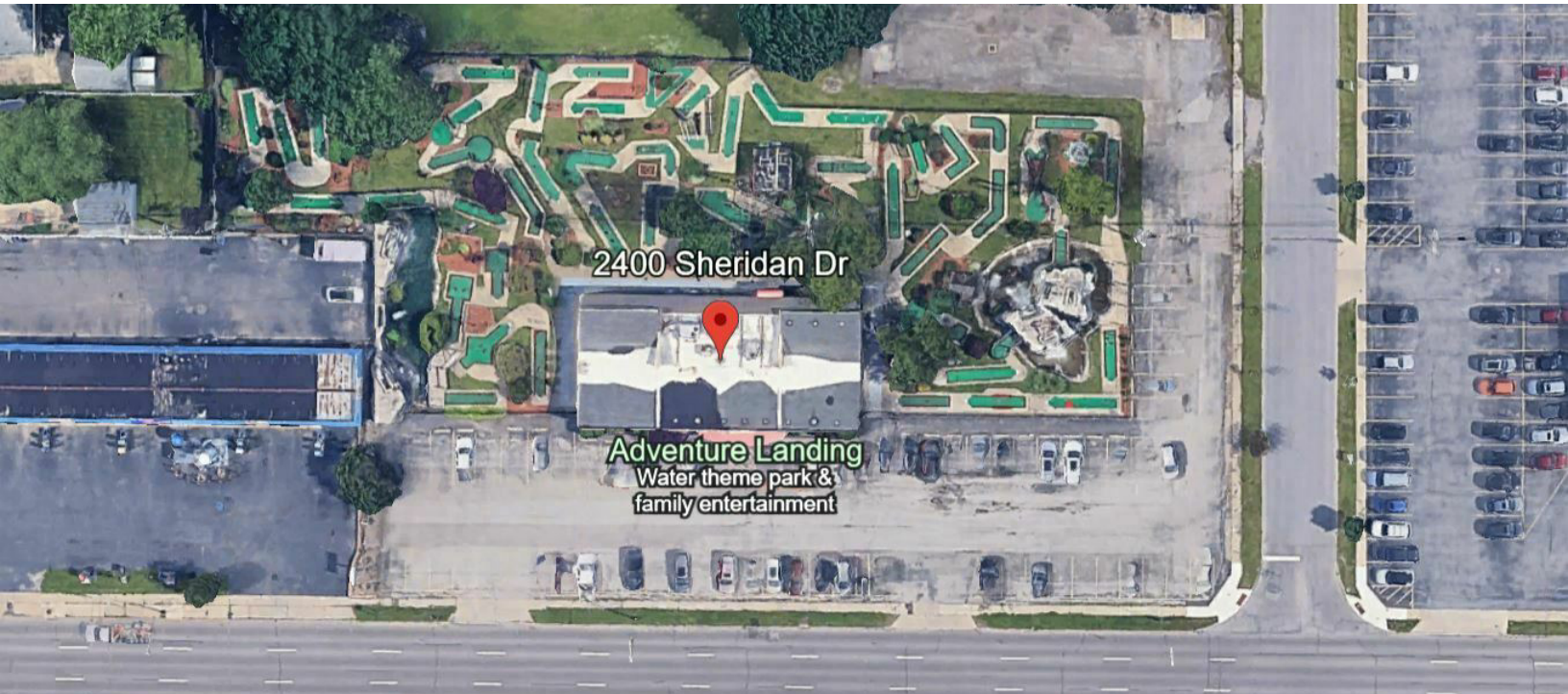


# 1.87+/- Acres Vacant Commercial Redevelopment

## 2400 Sheridan Dr, Tonawanda, NY 14150



### OFFERING SUMMARY

Sale Price: Call For More Details

Lot Size: 1.87 Acres

Zoning: Commercial

### PROPERTY OVERVIEW

This 1.87+/- acres represents a unique chance for any type of redevelopment in a densely populated, high-income suburban trade area. With continued demand for experiential retail and adaptive reuse projects, the property provides both owner-user and value-add investor appeal. Indoor entertainment facility with expansive open floor plan. Former attractions include arcade, laser tag, and recreational zones. Food & beverage infrastructure in place. High ceilings and adaptable interior configuration. Multiple access points for efficient ingress/egress. Significant power capacity. Price includes Land and Building only.

### LOCATION OVERVIEW

Positioned in the Town of Tonawanda, this property benefits from its placement on Sheridan Drive, one of Erie County's primary east-west commercial arteries. Nearby Retailers & Amenities Include: Tops Friendly Markets, Walgreens, CVS, Tim Hortons, Starbucks, National quick-service and casual dining. Hospitality and service-oriented businesses. Minutes from the New Costco, Dick's Sports Super Center, BJs Wholesale Club, 100s of other retailers and restaurants. Easy access to I-290 and I-190. Approx. 15 minutes to Downtown Buffalo. Close proximity to University at Buffalo (North Campus). Strong commuter and residential traffic patterns.

### PROPERTY HIGHLIGHTS

- Zoned: Commercial
- Lot Size: 324'x245'
- Highly recognizable former family entertainment destination
- Strategic location between Niagara Falls Blvd & I-290



NY & PA Licensed Broker

**RICK RECCKIO**

716.998.4422

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4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221

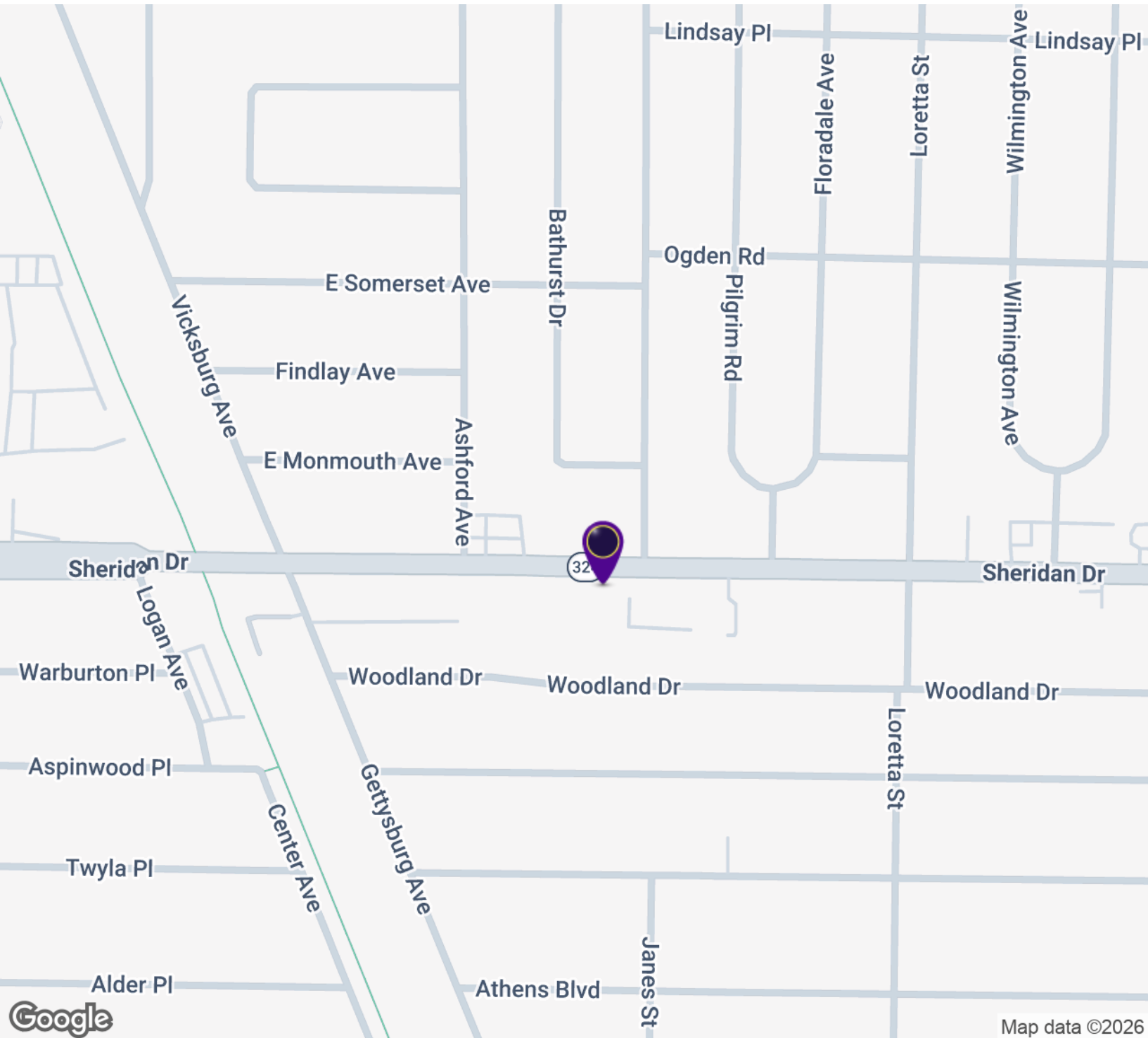
ADDITIONAL PHOTOS

1.87+/- Acres Vacant Commercial Redevelopment  
2400 Sheridan Dr, Tonawanda, NY 14150



## LOCATION MAP

1.87+/- Acres Vacant Commercial Redevelopment  
2400 Sheridan Dr, Tonawanda, NY 14150

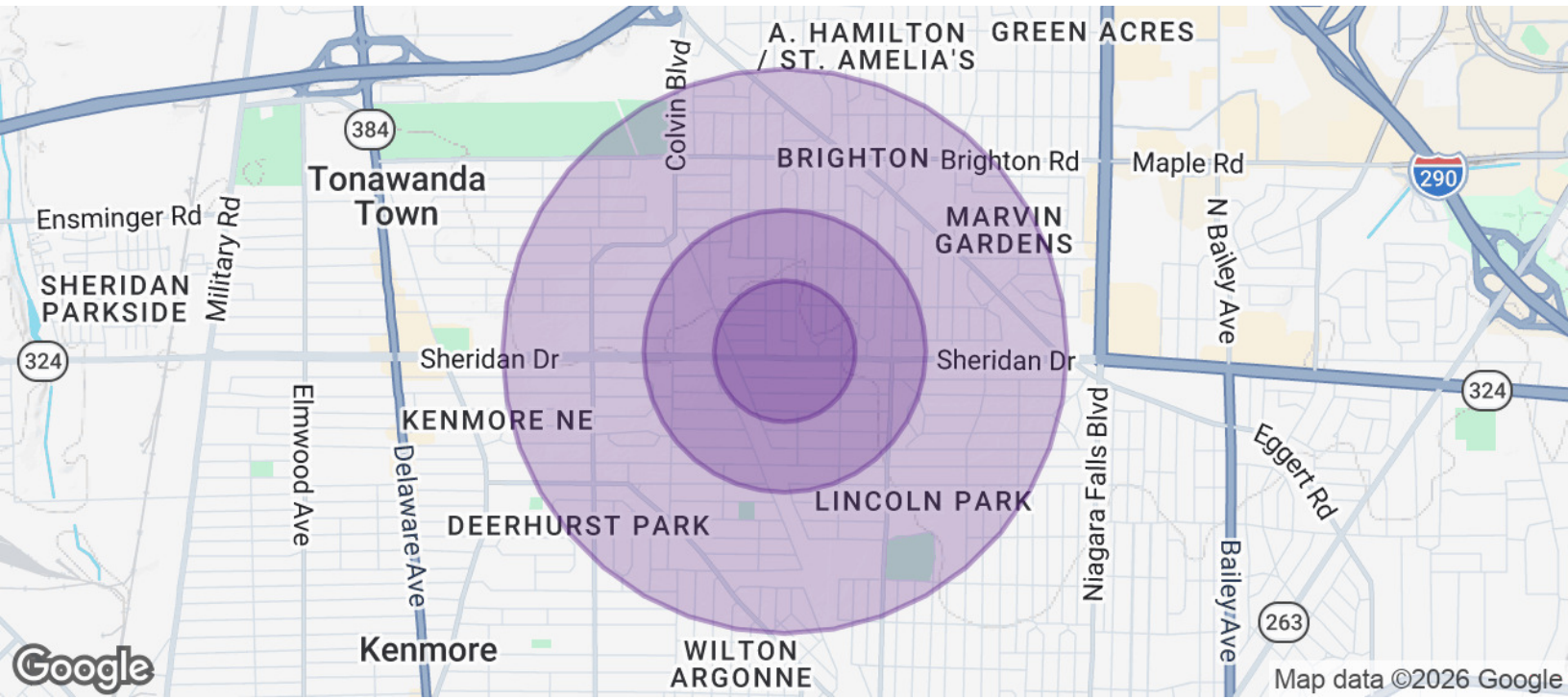


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# DEMOGRAPHICS MAP & REPORT

## 1.87+/- Acres Vacant Commercial Redevelopment 2400 Sheridan Dr, Tonawanda, NY 14150



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,177	4,579	17,810
Average Age	45.0	43.7	45.4
Average Age (Male)	35.1	38.3	42.7
Average Age (Female)	51.4	47.8	47.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	513	2,095	8,203
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$95,770	\$92,787	\$102,545
Average House Value	\$215,321	\$206,058	\$218,804

2023 American Community Survey (ACS)



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