

720+/- SF up to 1,200 +/- SF Available
2447 - 2463 Niagara Falls Blvd, Amherst, NY 14228



OFFERING SUMMARY

Available SF: 720 - 1,200 SF

Lease Rate: Starting At \$975

Year Built: 1956

Building Size: 13,332 SF

Submarket: North

PROPERTY OVERVIEW

720+/- SF up to 1,200 +/- SF available on Niagara Falls Boulevard. This business retail strip center has two 18' x 40'+/- spaces for lease. Space is ideal for office, or retail space. Ample parking along the front, side, and rear of the building. Signage on the front of space. End cap former retail store space fully equipped turn key opportunity. Adjacent to Classics Five Banquet Center. Close proximity to Costco and Home Depot as well as Niagara Falls. Call Rick Recckio at 716.998.4422 For More Details.

LOCATION OVERVIEW

Located in the business/retail/office district with plazas, car dealerships, restaurants, and banks. The building is located between South Ellicott Creek Road and the Youngman Highway I-290. Just south of Tops Supermarket, Wegman's, Kohl's, Walgreens, several other restaurants, and approximately 2 miles north of Costco and Home Depot. Property is situated in affluent Amherst, NY and is ideally positioned along Niagara Falls Boulevard. Populations of 162,400 people with an average household income of \$63,384 within 5 miles of this site.

PROPERTY HIGHLIGHTS

- Excellent Location
- High Visibility
- Ample Parking
- Close Proximity to New York State I-290
- Minutes From the Boulevard Mall



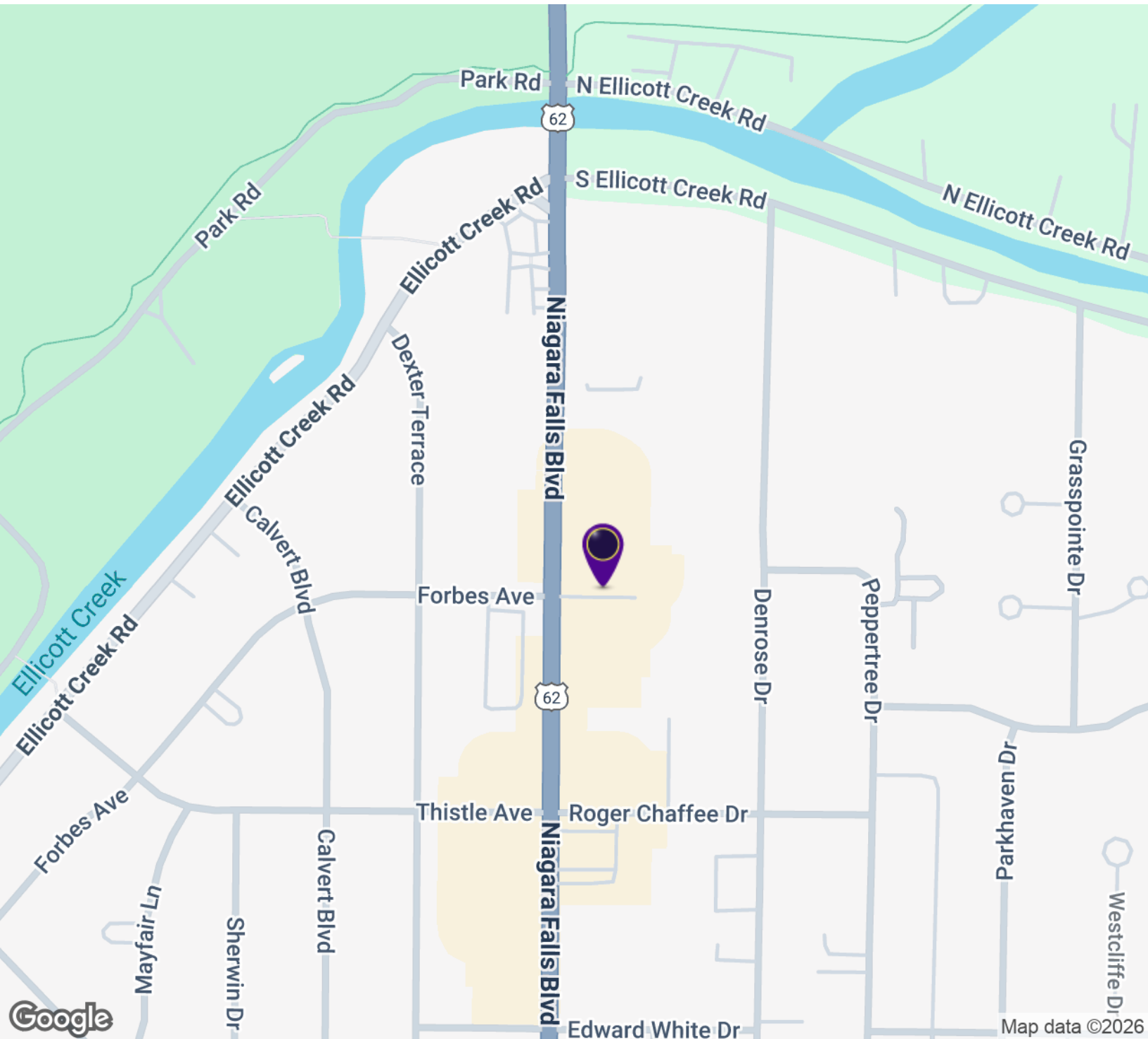
RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

LOCATION MAP

720+/- SF up to 1,200 +/- SF Available

2447 - 2463 Niagara Falls Blvd, Amherst, NY 14228

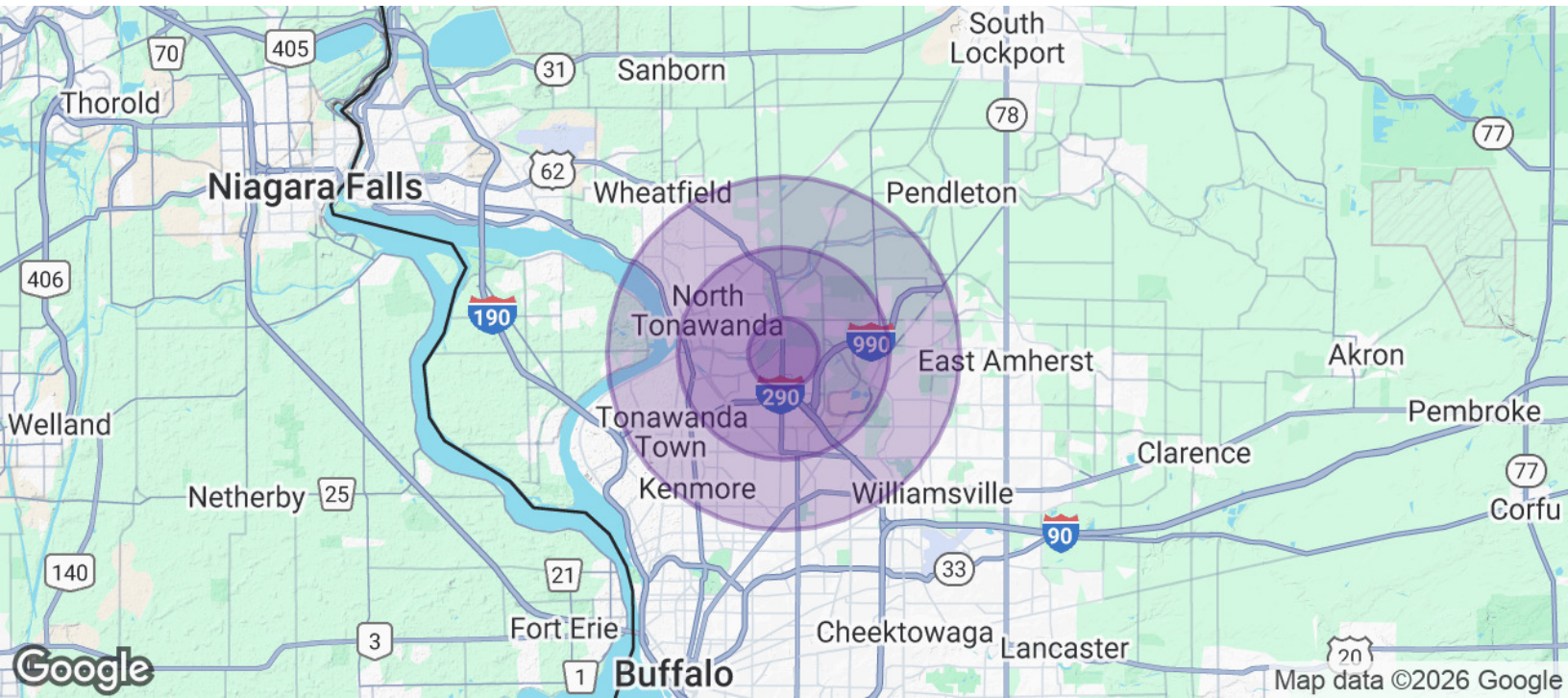


RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

DEMOGRAPHICS MAP & REPORT

720+/- SF up to 1,200 +/- SF Available
 2447 - 2463 Niagara Falls Blvd, Amherst, NY 14228



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,085	74,665	227,693
Average Age	36.6	38.9	40.0
Average Age (Male)	31.9	35.7	37.5
Average Age (Female)	42.5	42.0	42.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,250	31,193	94,656
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$61,797	\$56,896	\$62,193
Average House Value	\$173,091	\$145,361	\$141,079

* Demographic data derived from 2020 ACS - US Census



RICK RECCKIO
 716.998.4422
 rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
 Williamsville, NY 14221
 (O) 716.631.5555 // (F) 716.632.6666
 www.recckio.com