



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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Street-level exterior with dedicated second-floor entrance and signage; built-in cabinetry in a second-floor private office; open area with wood-look flooring on the second floor.

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

1040 Payne Avenue, North Tonawanda, NY 14120



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

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Interior Photos

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Location

1040 Payne Avenue, North Tonawanda, NY 14120

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

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

Across from subject property

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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