



PRIME RETAIL CORNER

 350 NIAGARA ST | BUFFALO, NY 14201



11,067 ± SF
AVAILABLE



25,925
VEHICLES PER DAY



UPON REQUEST
SALE/LEASE PRICE



NNN
LEASE TYPE

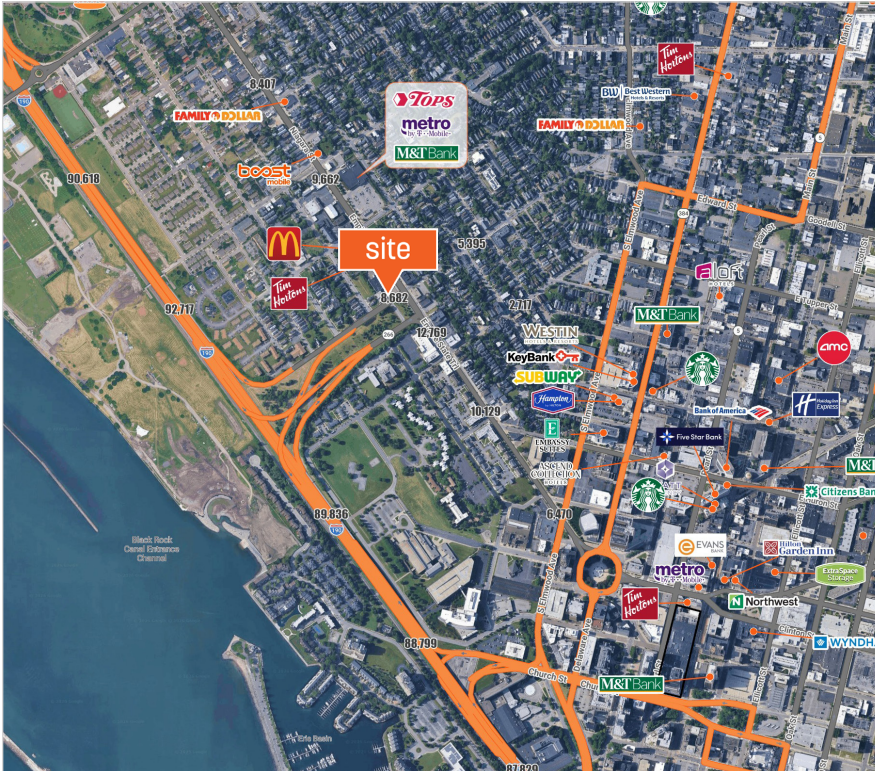
OFFERING DETAILS

Property Type	Retail/Former Rite Aid
Building Size	11,067 ± SF
Year Built	1995
Lot Size	1.26 ± Acres
Traffic Count Niagara St	15,018 vpd
Traffic Count Virginia St	10,907 vpd
Parking	67 Spaces
Zoning	D-S (Retail Strip)

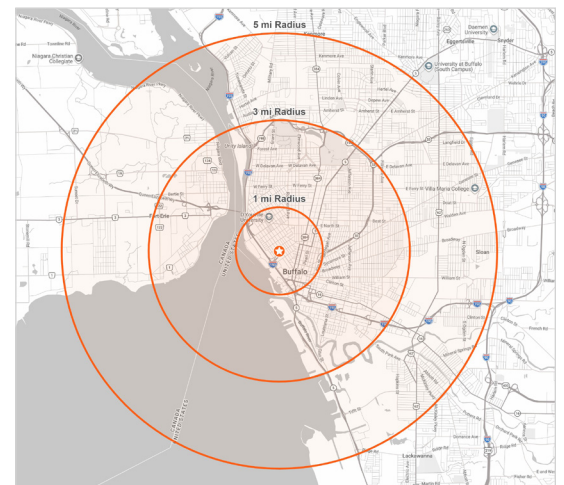
PROPERTY OVERVIEW

- 11,067 SF Freestanding Retail Building
- Prime Corner Location with Excellent Visibility
- Existing Drive-Thru Facility
- 335' Frontage on Niagara Street
- Immediate Access to I-190 & Downtown
- Established Commercial Corridor

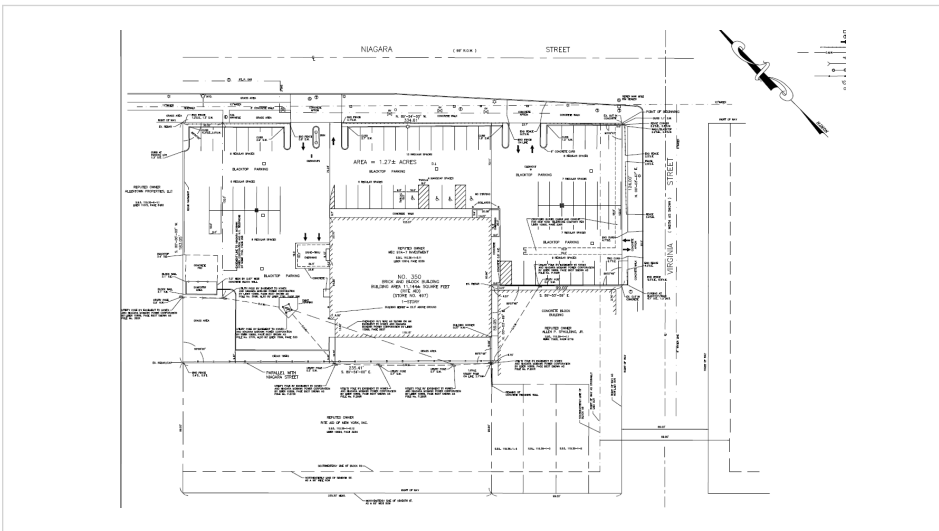
📍 350 NIAGARA ST | BUFFALO, NY 14201



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	25,915	119,081	285,614
Median HH Income	\$59,889	\$58,882	\$59,016
Households	13,798	54,816	127,424
Daytime Population	50,2501	19,484	219,296



 **350 NIAGARA ST | BUFFALO, NY 14201**



EXCLUSIVE LISTING AGENT

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