

19+/- Acres Prime Commercial Development Opportunity
 2791 Niagara Falls Boulevard, Wheatfield, NY 14304



OFFERING SUMMARY

Sale Price: \$849,900

Lot Size: 19.0 Acres

Price / SF: \$1.03

PROPERTY OVERVIEW

Take advantage of this rare opportunity to acquire a highly visible commercial property along one of Niagara County's most heavily traveled commercial corridors. Positioned on Niagara Falls Boulevard in the Town of Wheatfield, this property offers outstanding exposure, excellent accessibility, and strong development potential for a variety of commercial uses.

LOCATION OVERVIEW

Strategically located between Niagara Falls and Amherst, the site benefits from proximity to major retailers, hotels, residential neighborhoods, and the Niagara Falls International Airport. The location provides convenient access to I-290, I-190, and the Buffalo-Niagara region, making it ideal for owner-users, investors, or developers.

PROPERTY HIGHLIGHTS

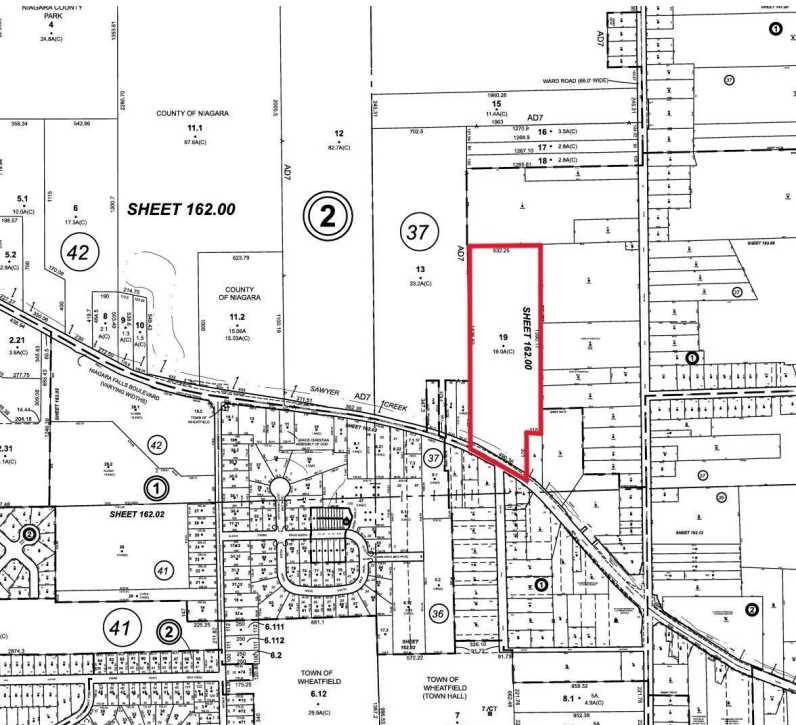
- Prime Niagara Falls Boulevard frontage 450' x 1,691' depth
- 19+/- acres of land (per public records)
- High-visibility commercial corridor location
- Strong traffic counts and regional accessibility
- Minutes from Niagara Falls International Airport



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ADDITIONAL PHOTOS

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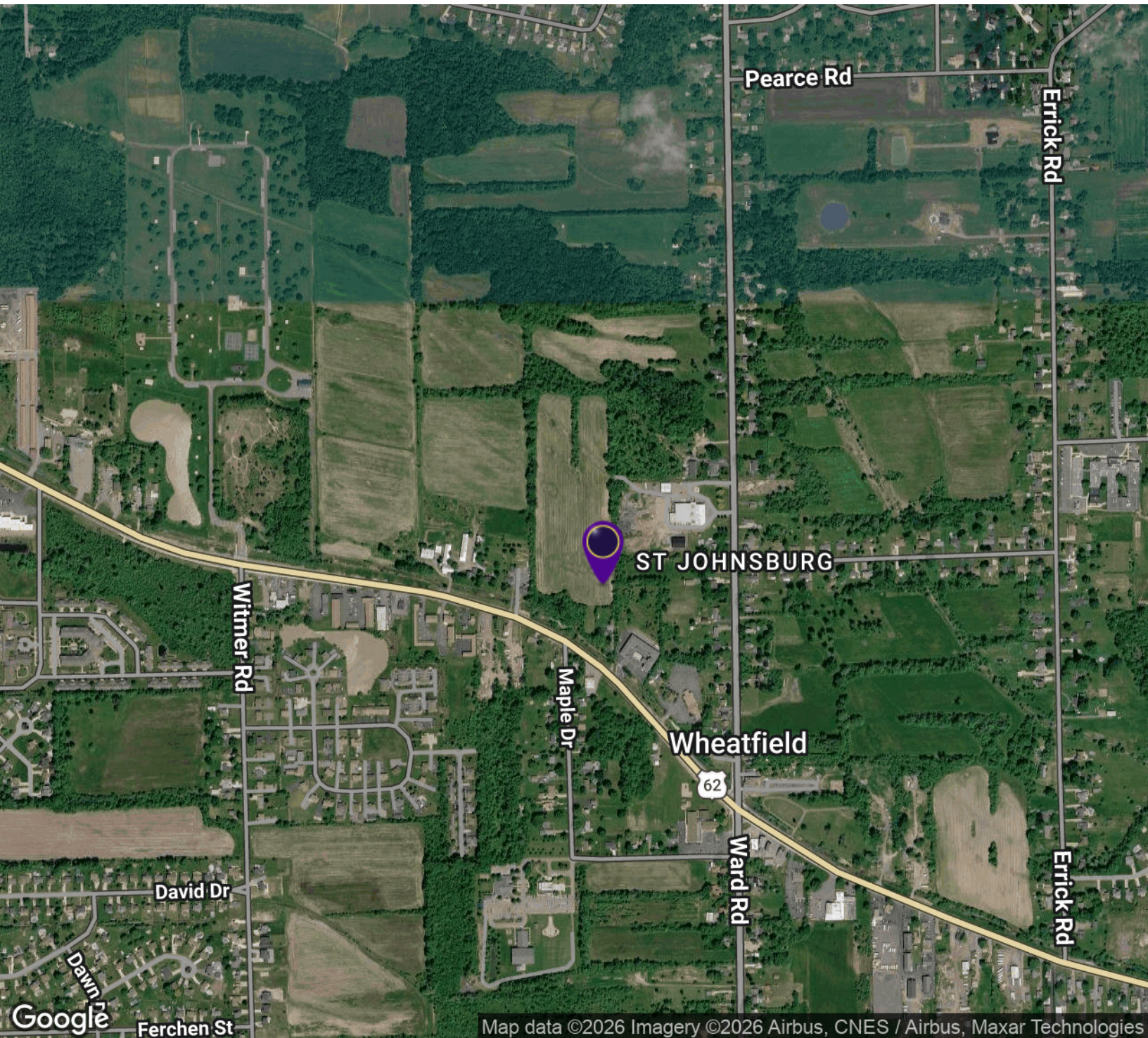


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NY & PA Licensed Broker

LOCATION MAP

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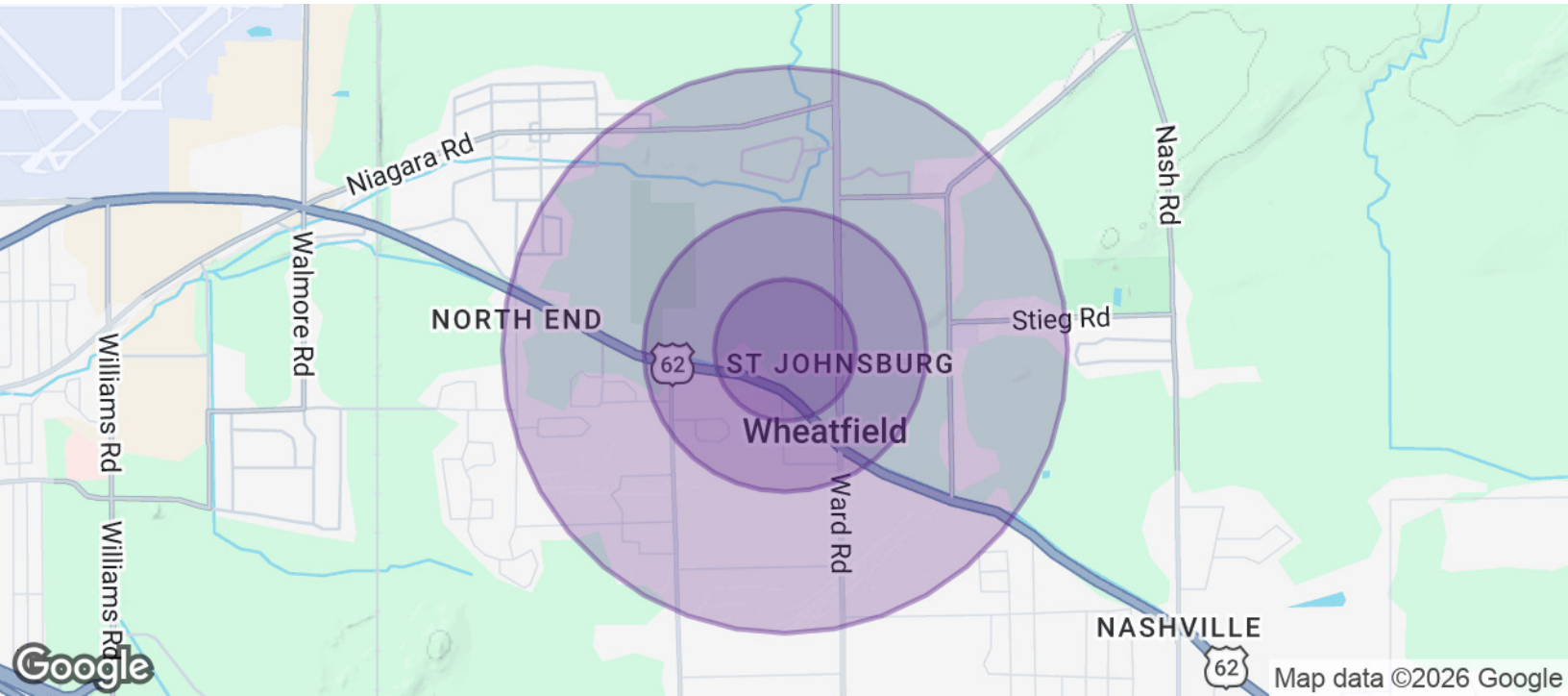


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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	86	550	2,602
Average Age	42.4	42.1	42.8
Average Age (Male)	37.2	40.1	41.5
Average Age (Female)	45.4	44.1	44.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	31	209	975
# of Persons per HH	2.8	2.6	2.7
Average HH Income	\$131,048	\$123,715	\$124,676
Average House Value	\$267,940	\$295,635	\$310,516

2023 American Community Survey (ACS)



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