

UP TO 2,140SF OF RETAIL/RESTAURANT SPACE AVAILABLE

WHEATFIELD AREA RETAIL/RESTAURANT SPACE

BUILDING FEATURES	
Availability	2,140 ± Sq. Ft.
Building Size	4,283 ± Sq. Ft.
Lot Size	1.2 ± Acres
Zoning	C-1
Parking	Ample

Property Highlights

- 2,140 Square Foot Former Subway Restaurant Location Now Available For Lease
- Located at the Heavily Traveled Signalized Intersection of Niagara Falls Boulevard and Walmore Road
- Features Include Great Visibility and Signage, Ample Parking
- Equipment May Be Included
- Proximate to Niagara Falls Airport and the Niagara Falls Blvd / Military Road Retail Corridor
- 4,283 Square foot Building Could Also be Made Available for Sale
- Ideal For: Fast Food, Restaurant, Pizzeria, Deli Medical/Professional Office



DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Population	2,839	27,972	74,406
Avg HH Income	\$71,123	\$70,989	\$75,634

TRAFFIC COUNT	
Niagara Falls Blvd	14,903 AADT

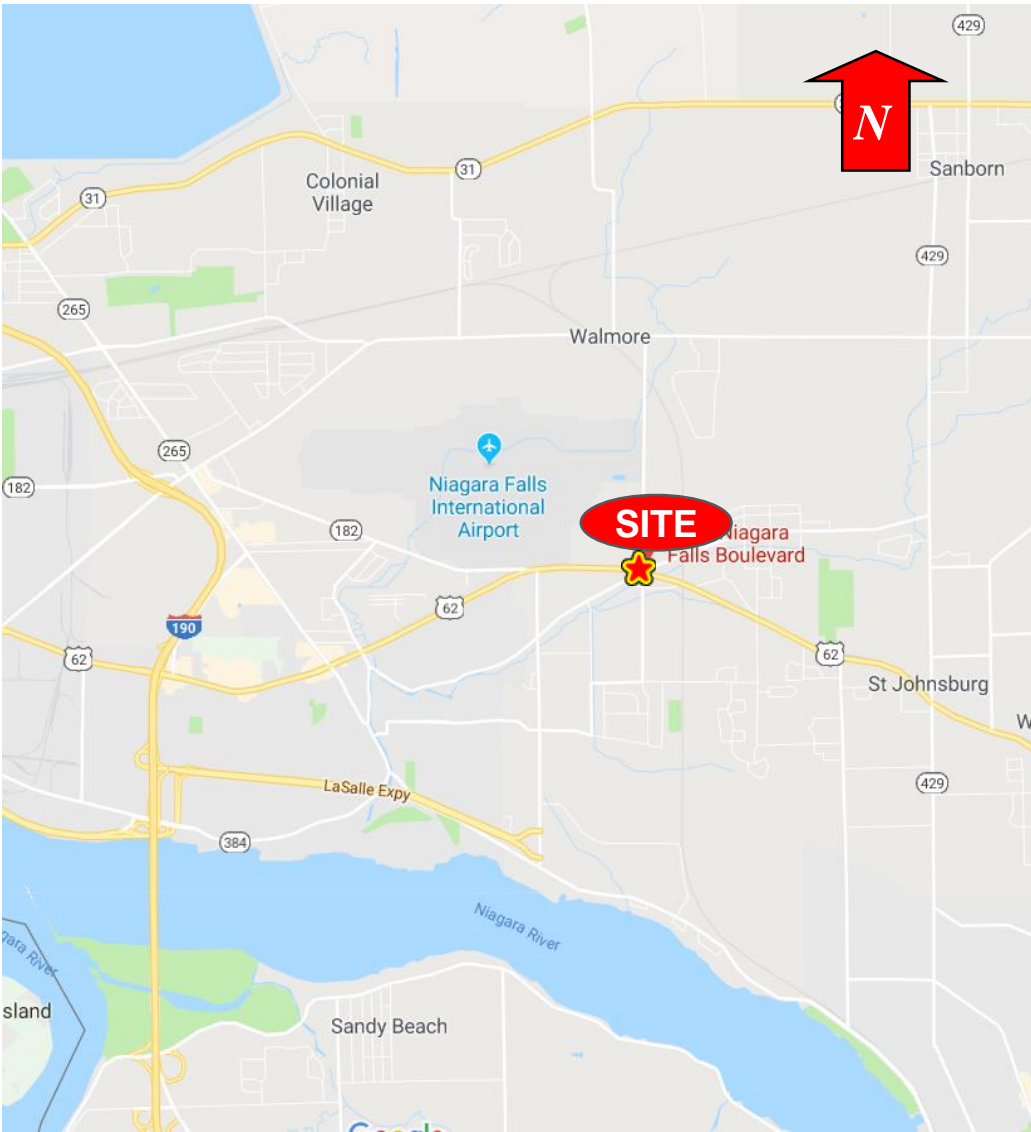
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**RETAIL FOR SALE / LEASE**  
**2260 Niagara Falls Blvd**  
Niagara Falls, New York



Location Map



Interior Photos