

FOR LEASE

3509 Niagara Falls Boulevard Wheatfield, NY 14120



1,600 ± SF Restaurant/Retail Space For Lease

Building Features

Total Building Size	4,169 ± Sq. Ft.
Space Available	1,600 ± Sq. Ft.
Lot Size	1.60 ± Acres

Property Highlights

- Restaurant/retail space available connected to a self-service car wash
- Ready to use, full-service restaurant space, formerly Subway
- All equipment intact including a commercial walk-in refrigerator and freezer
- Commercial restaurant furniture, shelving and misc. kitchen equipment also included to enable a “turn-key operation”
- Prime Niagara Falls Blvd location offering high visibility on a signalized corner lot
- Accessible from both Niagara Falls Blvd and Schultz Road
- Strong community presence with dense residential areas for a steady flow of customers
- Ideal for: restaurant, sub shop, pizzeria or similar business ventures

Demographics	1 Mile	3 Miles	5 Miles
Population	6,258	43,526	100,616
Average H.H. Income	\$116,933	\$97,501	\$95,077

Source: ESRI Business Analyst 2023

Contact

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Restaurant/Retail Opportunity



Traffic Counts

Niagara Falls Boulevard 21,879 AADT

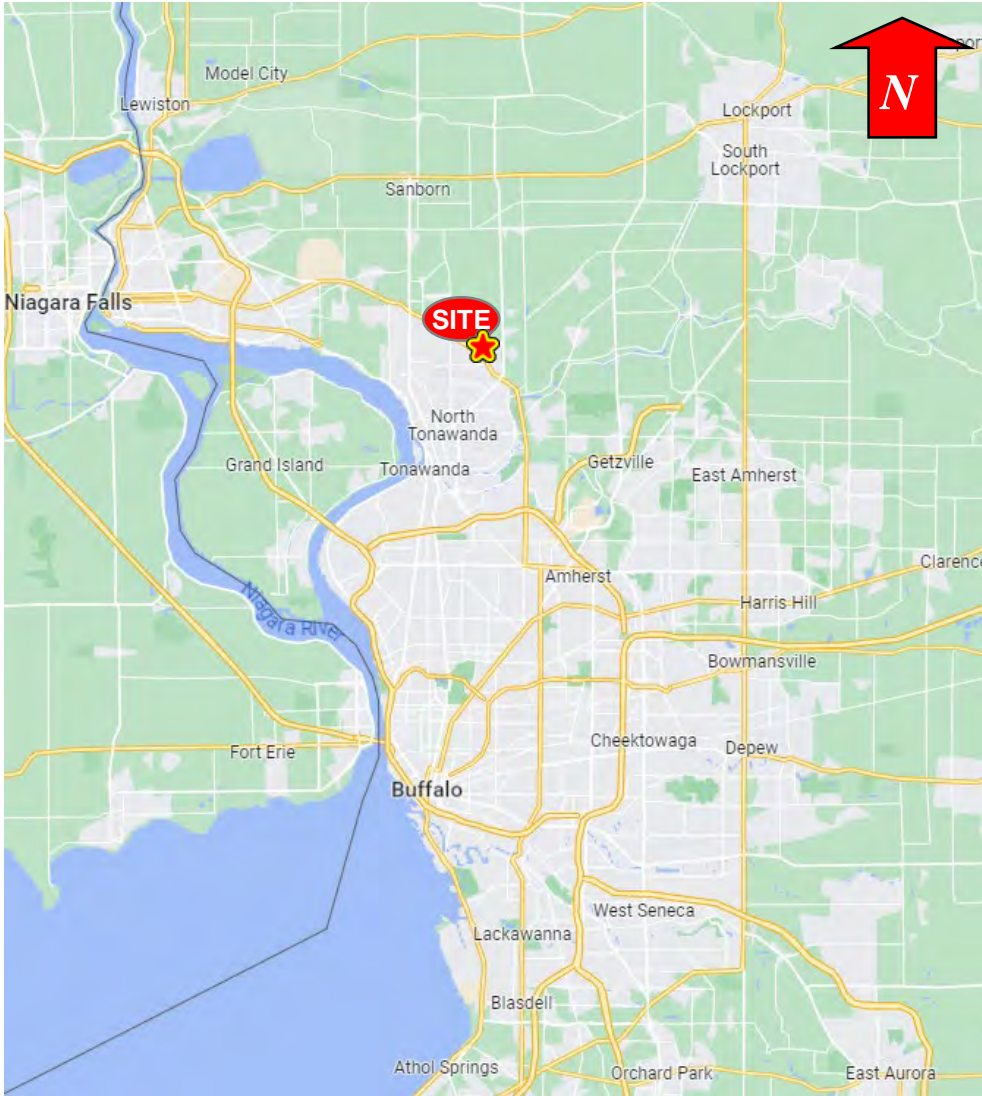
Source: NYS DOT 2019



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Location Map



Tax Map