

PRICE  
REDUCED!


FOR SALE

## 26,000 $\pm$ SF FREESTANDING RETAIL BUILDING FOR SALE

### Property Highlights

- Situated in an excellent location with high visibility and accessibility
- Corner lot with signalized traffic intersection at Delaware Ave and Thorncliff Rd
- Includes a second-floor office area
- One (1) grade-level door
- 70 parking spaces on-site
- High traffic volume providing increased exposure for businesses
- Close proximity to the I-190 and I-290
- Ideal For: large retail users, a supermarket, and self-storage
- Can be delivered vacant

### Building Features

Building Size	26,000 $\pm$ Sq. Ft.
Lot Size	1.23 $\pm$ Acres
Parking	70 Spaces

### Traffic Counts

Delaware Avenue	22,450 AADT
Sheridan Drive	26,733 AADT
Source: GBNRTC	

Demographic	1 Mile	3 Miles	5 Miles
Population	16,274	132,988	305,806
Average H.H. Income	\$88,385	\$86,821	\$87,282
Source: ESRI Business Analyst 2025			

### EXCLUSIVE CONTACT

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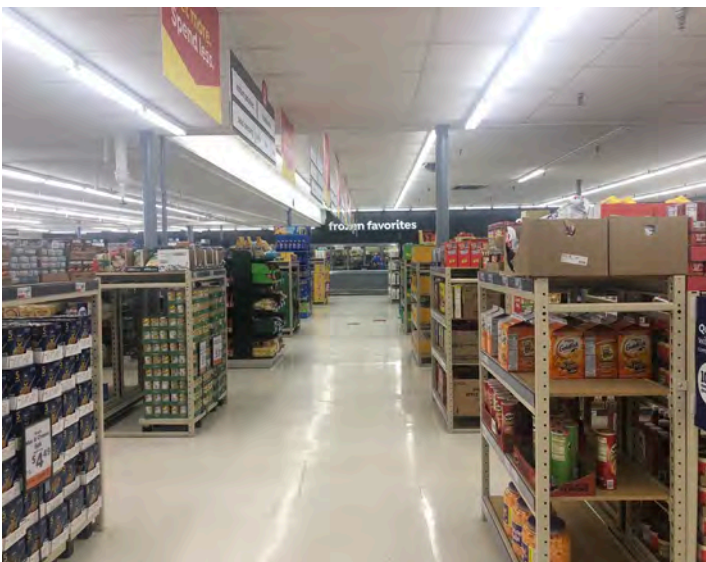
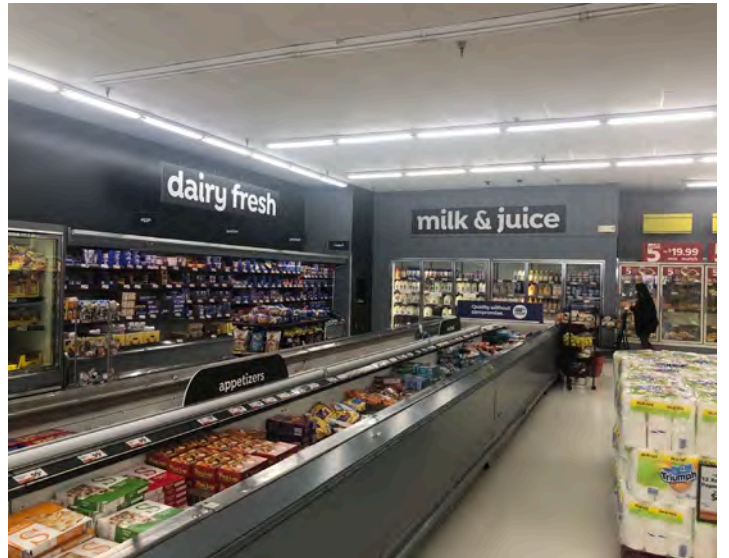
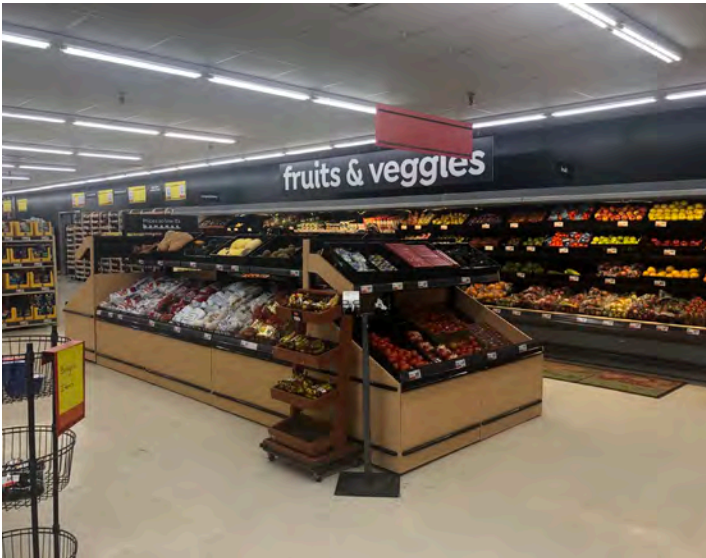


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Company**

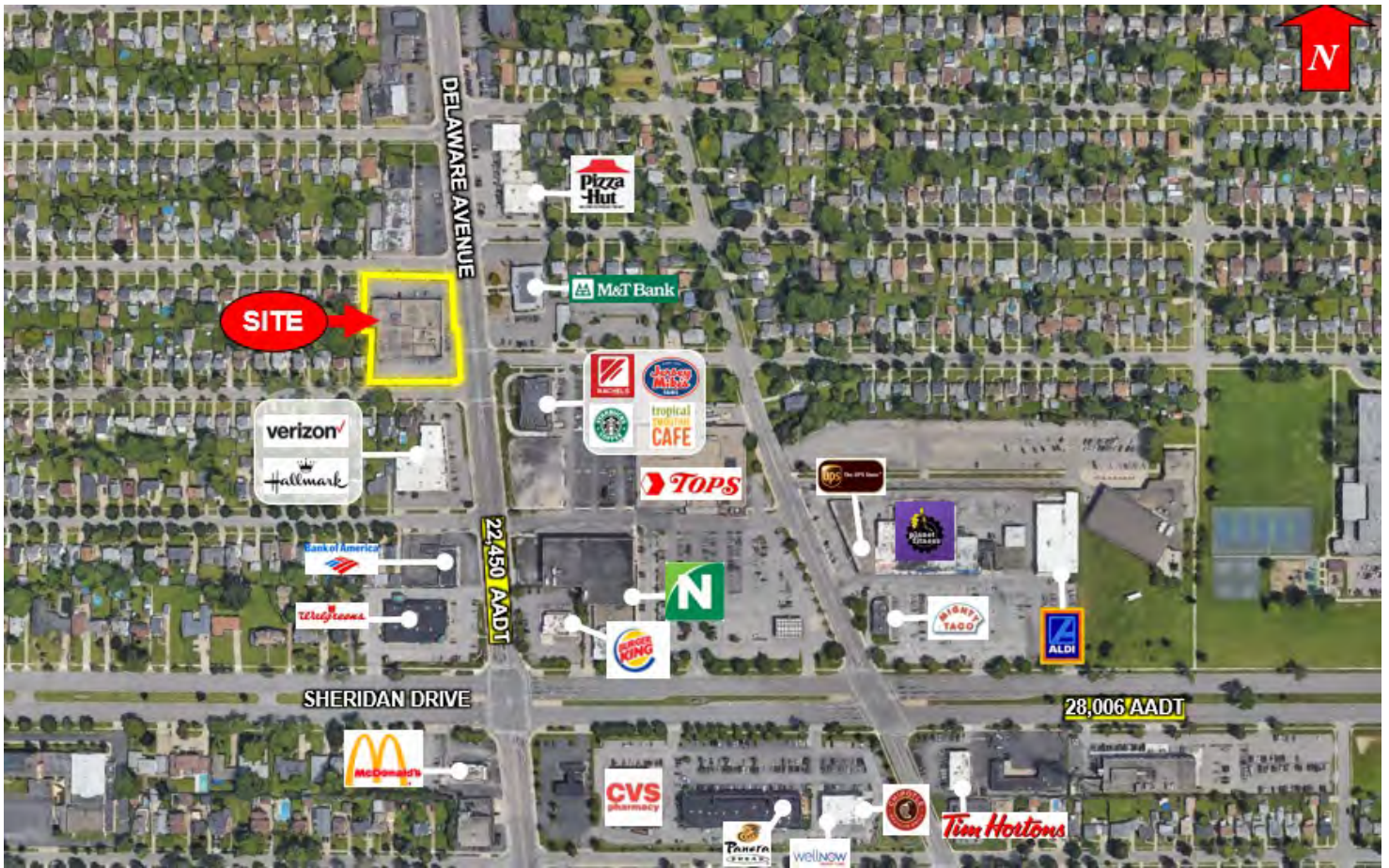
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Tonawanda, NY



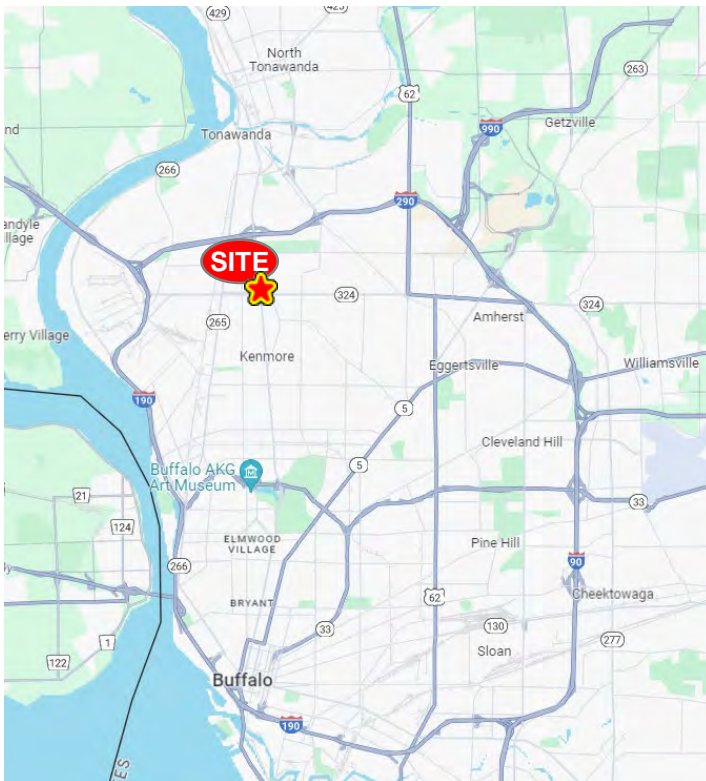
## Property Photos

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Aerial



Location Map



Tax Map