



FOR SALE OR LEASE

PRIME OUTPARCEL SALE OR LEASE OPPORTUNITY

Property Highlights

- Outparcel sale or lease opportunity in front of a Save-A-Lot and Valu Home Centers anchored plaza
- Excellent frontage and visibility along Nash Road
- Strong daily traffic exposure with 9,900+ vehicles per day
- Dense surrounding residential base with strong demographics
- Just 3 minutes from Niagara Falls Blvd, one of the most heavily travelled corridors in Western New York
- Ideal for drive-thru users, including coffee concepts, banks, or QSR operators

Features

Lot Size 0.50± Acres

Demographic	1 Mile	3 Miles	5 Miles
Population	8,491	47,065	114,145
Average H.H. Income	\$97,696	\$91,415	\$94,624

Source: ESRI Business Analyst 2025

Traffic Counts

Nash Road 9,907 AADT

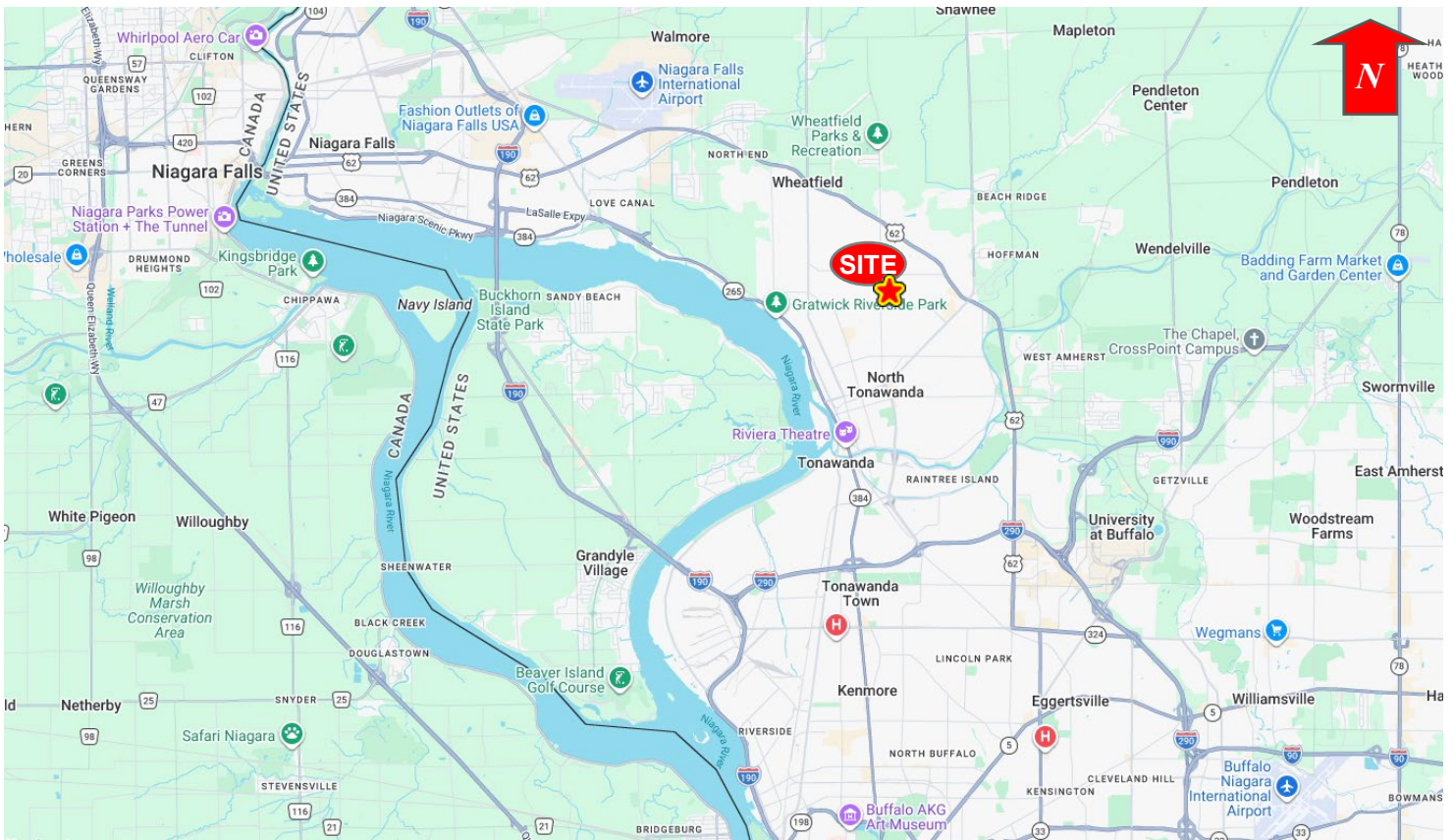
Source: GBNRTC

EXCLUSIVE CONTACT

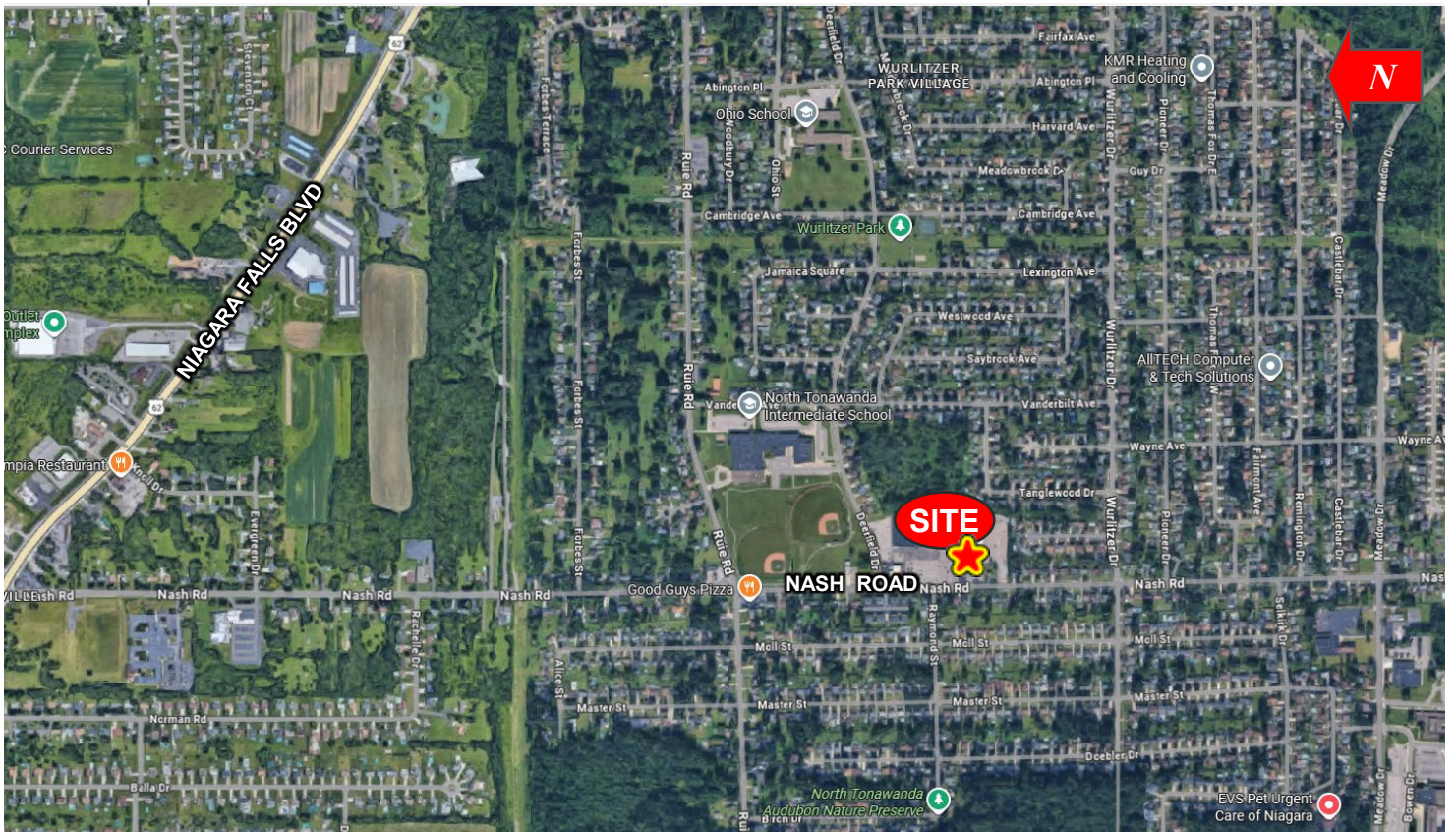
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Location Map



Aerial

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