


FOR LEASE

RETAIL SPACE AVAILABLE

Property Highlights

- 5,714± Sq. Ft. In-line space
- Contents include: DSW, Five Below, BJ's, Ross Dress for Less, Burlington, Esporta Fitness, Bob's Discount Furniture, and Pep Boys.
- Right at the corner of Niagara Falls Boulevard and Sheridan Drive
- Multiple means of ingress/egress
- Directly across the street from WS Station 12 with Free People, Anthropologie, Williams-Sonoma, J.Crew and more.
- Motivated landlord

Building Features

Building Size	5,714± Sq. Ft.
Lot Size	23.3± Acres

Demographic	1 Mile	3 Miles	5 Miles
Population	17,149	150,560	359,672
Average H.H. Income	\$74,010	\$78,134	\$71,027

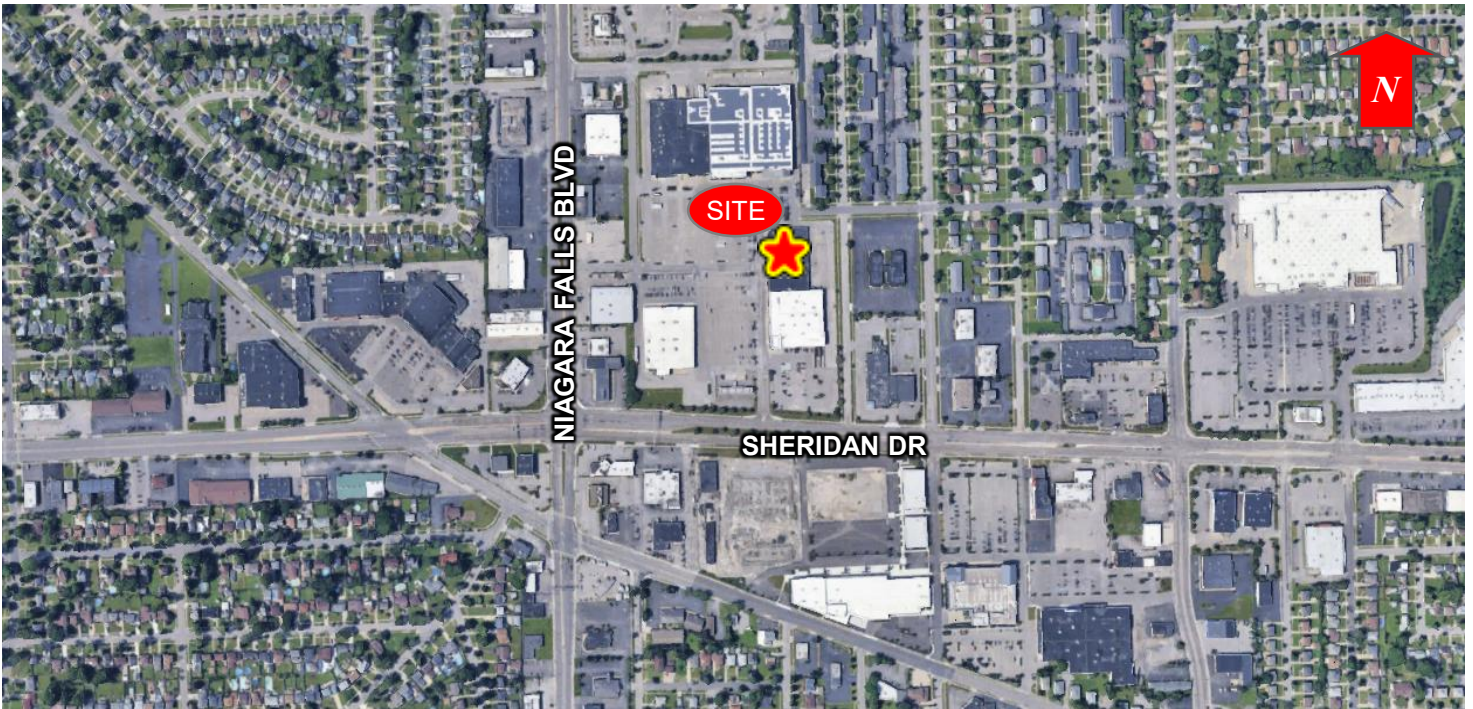
Source: ESRI Business Analyst 2026

EXCLUSIVE CONTACT

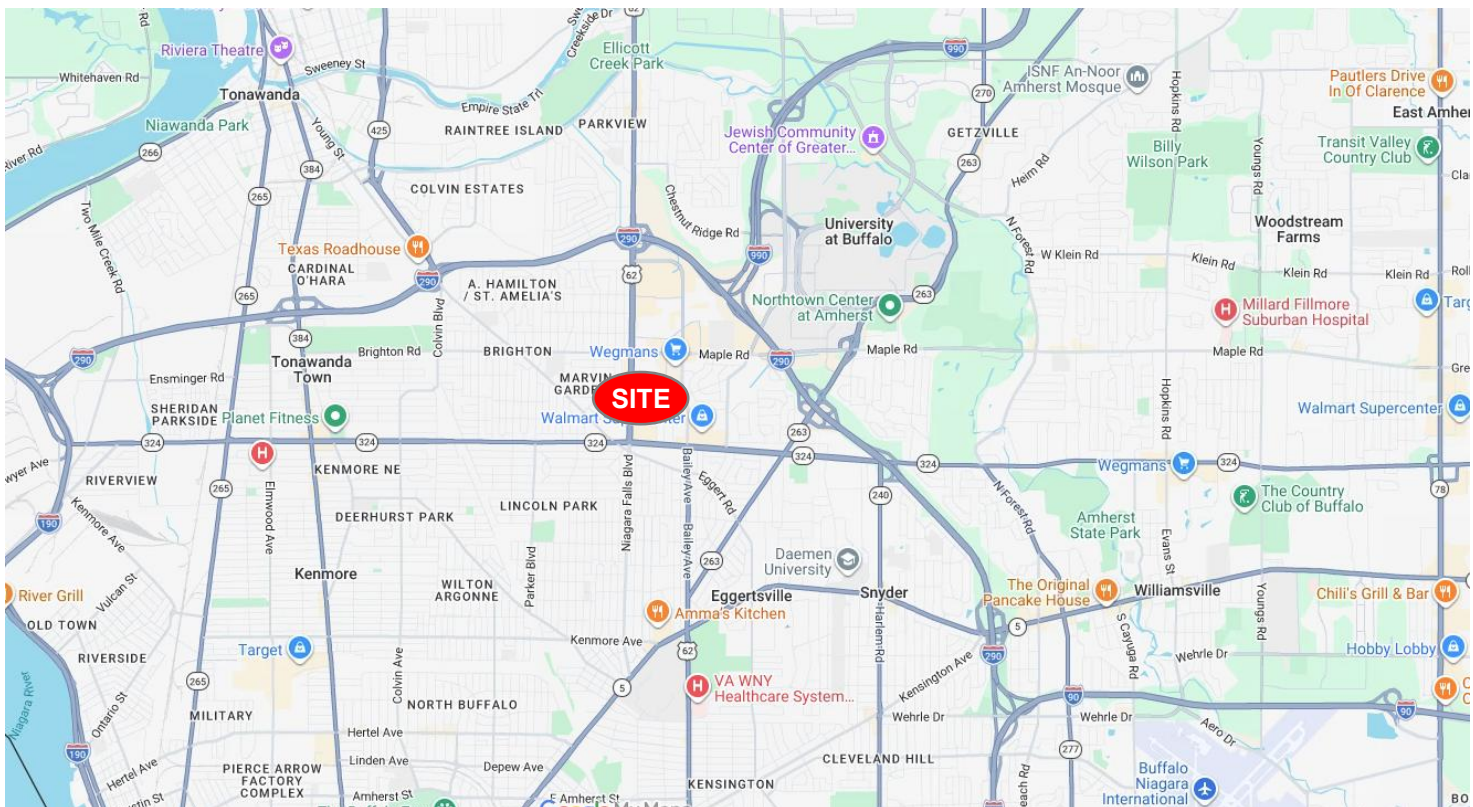
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Aerial



Location Map



Retail Aerial Map



CUSHMAN &
WAKEFIELD



Pyramid Brokerage
Company

3050 Sheridan Drive
Site Plan



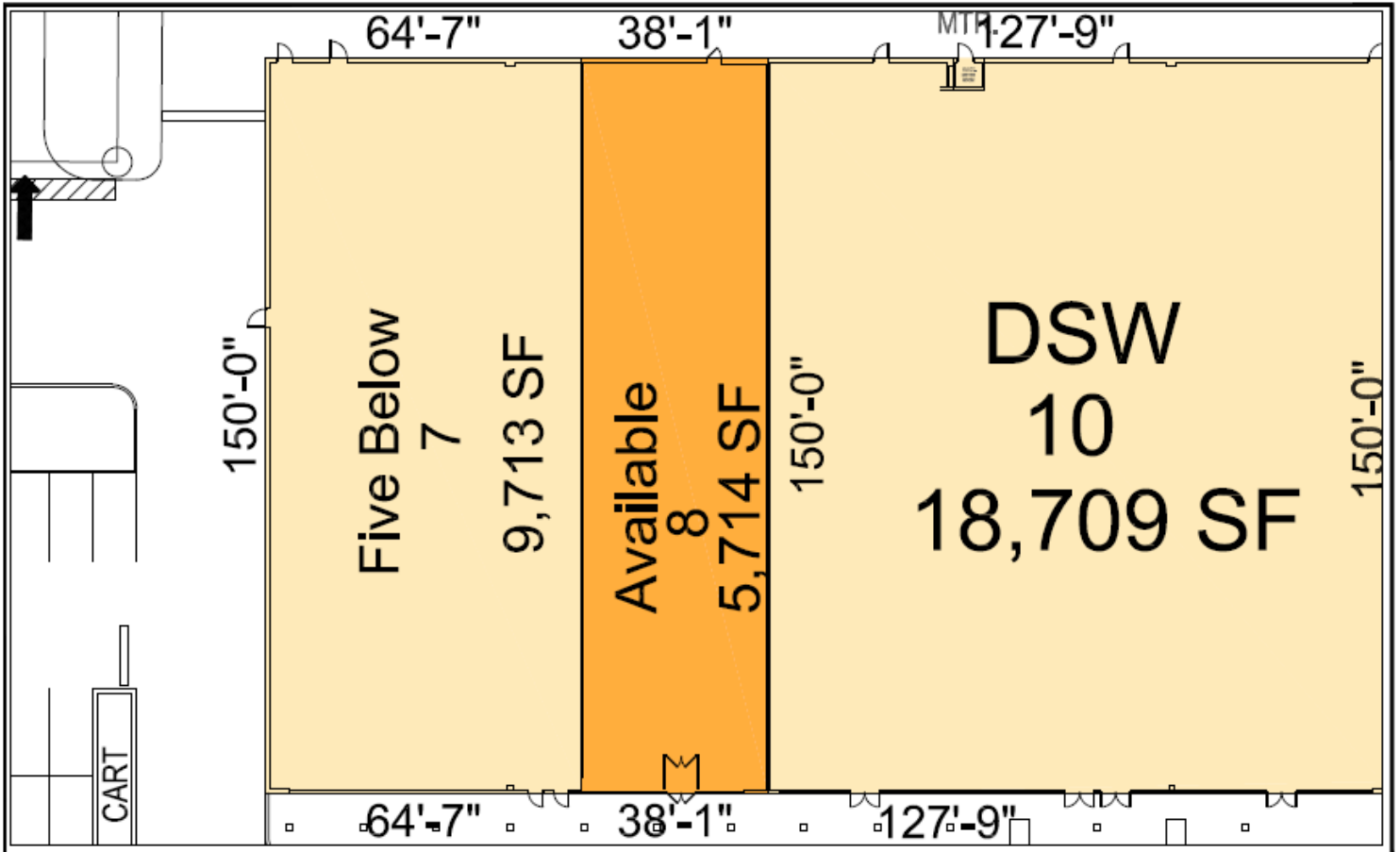


**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**3050 Sheridan Drive
Lease Outline Drawing**



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**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**3050 Sheridan Drive
Proposed Storefront**

PROPOSED STOREFRONT



Elevation- Option 3A
NYS



Elevation- Option 3B
NYS



Elevation- Option 3C
NYS

URBAN EDGE

CREATE
ARCHITECTURE PLANNING & DESIGN

Amherst Commons
Amherst, NY

August 19, 2025 2