

## Retail Space for Lease

### Niagara & Ontario Plaza

Niagara St & Ontario St  
Buffalo, NY 14207  
Site Information

- Strong Urban Retail Plaza located on lower Niagara Street, a revitalization district through the Better Buffalo Fund. Economic and Grant incentives are available.
- Current tenants include Advance Auto Parts, Family Dollar, 5 Star Fashion, Jackson Hewitt, and Tim Horton's
- Easy access to NYS 190 (70,453 AADT ) and the Scajaquada Expressway (Rt 198) (58,650 AADT )
- Traffic Signal access at Niagara and Ontario Streets.
- Asking Rent: Vary per sf Net  
Net Charges: \$2.49 +/- per sf  
2018 Estimated Recoveries - CAM, Real Estate Taxes, & Insurance
- Available Space:  
*ALL Can be Combined for up to 20,000 + sf*  
7,728 sf , 4,053 sf , 1,650 sf  
1,600 sf , 1,280 sf (Office Use Only)  
and 970 sf

### Demographics \*

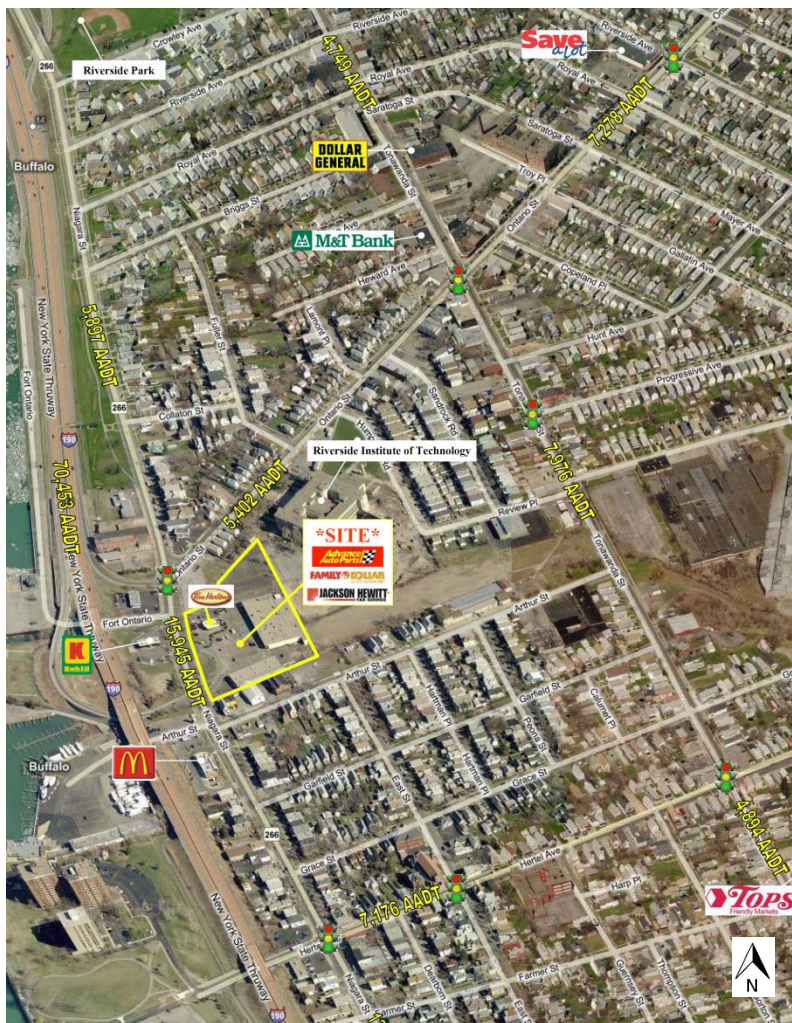
|                | 1 Mile   | 3 Mile   | 5 Mile   |
|----------------|----------|----------|----------|
| Population     | 15,936   | 109,637  | 263,518  |
| Ave. HH Income | \$43,951 | \$63,770 | \$61,991 |

\* Sites USA 2018 Estimates

### Traffic Counts \*

Niagara St. South of Ontario St. 15,945 AADT  
Niagara St. North of Ontario St. 5,897 AADT  
Ontario St. East of Niagara St. 5,402 AADT

\* NYSDOT 2015 publish data



For more information please contact

**Penny D. Cipolla**

NY State Licensed Real Estate Broker #1049120607  
(716) 684-9000 Ext 216 / Cell (716) 912-9875

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