

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: \$3.06 +/- per sf
2019 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

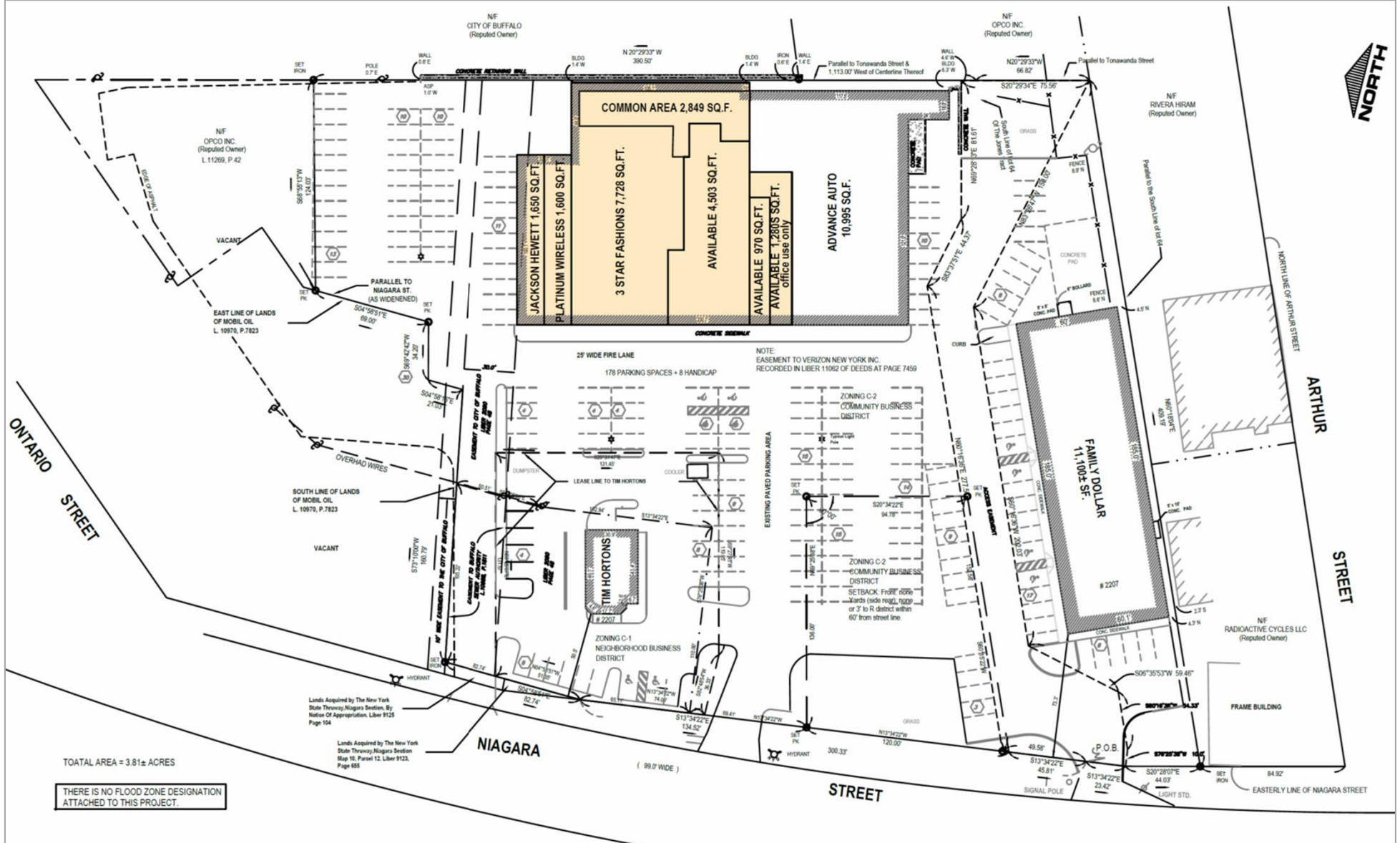
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Buffalo, NY – Niagara & Ontario Plaza – Site Plan



For more information please contact - **Penny D. Cipolla** (716) 684-9000 Ext 216 or cell (716) 912-9875
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