

## SPACE AVAILABLE FOR LEASE

### Niagara & Ontario Plaza

Niagara St & Ontario St  
Buffalo, NY 14207

#### Site Information

- Urban Retail Plaza located on upper 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 (66,003 AADT ) and the Scajaquada Expressway (Rt 198) (33,208 AADT )
- Traffic Signal access at Niagara and Ontario Streets.
- Rent: Varies per sf Net  
Net Charges: \$3.30 +/- per sf  
2020 Estimated Recoveries - CAM, Real Estate Taxes, & Insurance
- Available Space: *Up to 20,000 + sf*  
7,728 sf , 4,053 sf , 2,250 sf,  
1,650 sf and 1,600 sf

#### Demographics \*

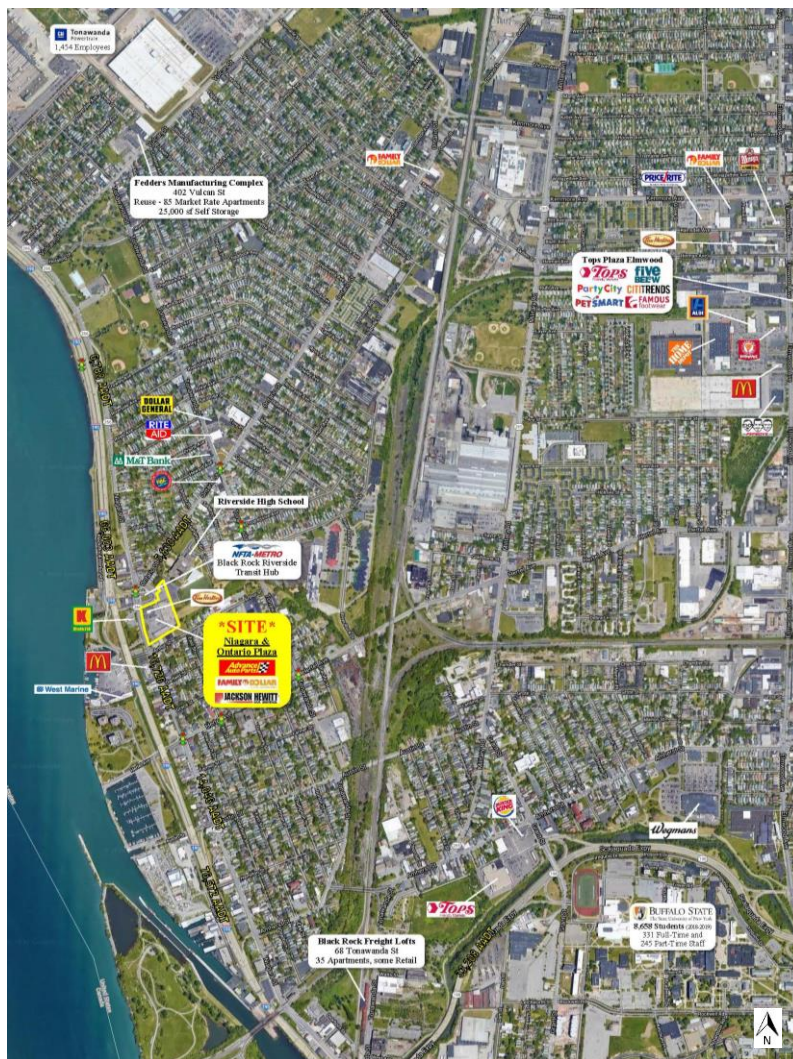
	1 Mile	3 Mile	5 Mile
Population	15,507	108,387	260,327
Ave. HH Income	\$43,895	\$66,657	\$64,179

\* Sites USA 2020 Estimates

#### Traffic Counts \*

Niagara St. South of Ontario St.	16,726 AADT
Niagara St. North of Ontario St.	6,788 AADT
Ontario St. East of Niagara St.	5,830 AADT

\* NYSOT 2019 publish data



For more information please contact

**Penny D. Cipolla**

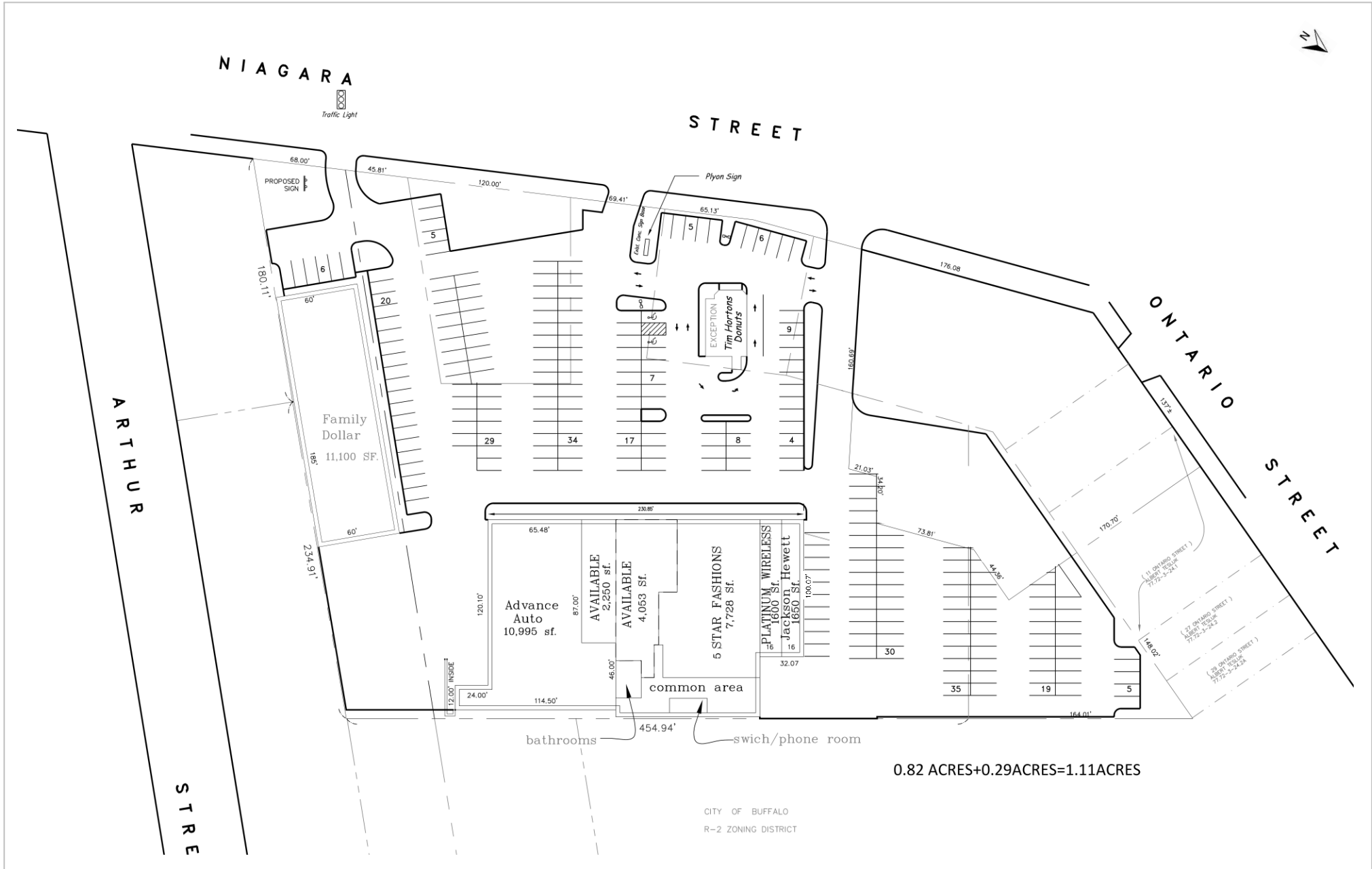
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# Buffalo, NY – Niagara & Ontario Plaza – Site Plan



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