

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, Abdel Furniture 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.
- Zoning: D-S (Retail Strip)
- Rent: Varies per sf Net
Net Charges: \$3.31 +/- per sf
2022 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 *

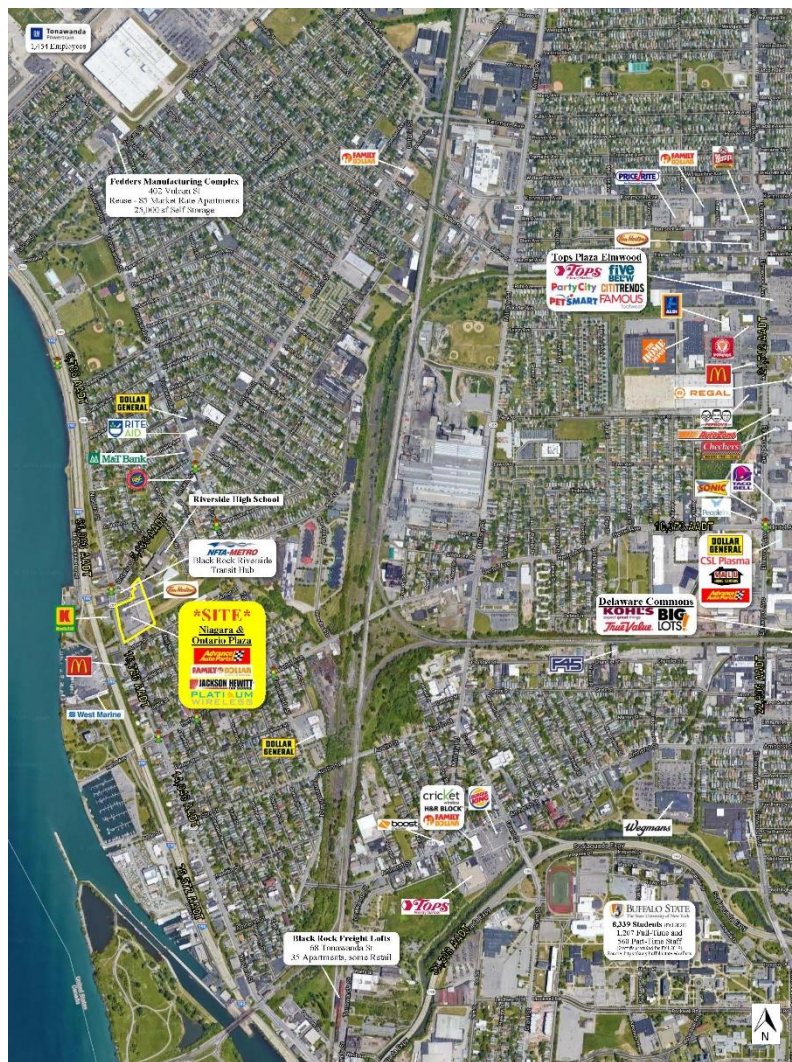
	1 Mile	3 Mile	5 Mile
Population	16,231	113,617	270,459
Ave. HH Income	\$42,763	\$69,393	\$66,668

* Sites USA 2021 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

* NYSDOT 2019 publish data



For more information please contact

Penny D. Cipolla

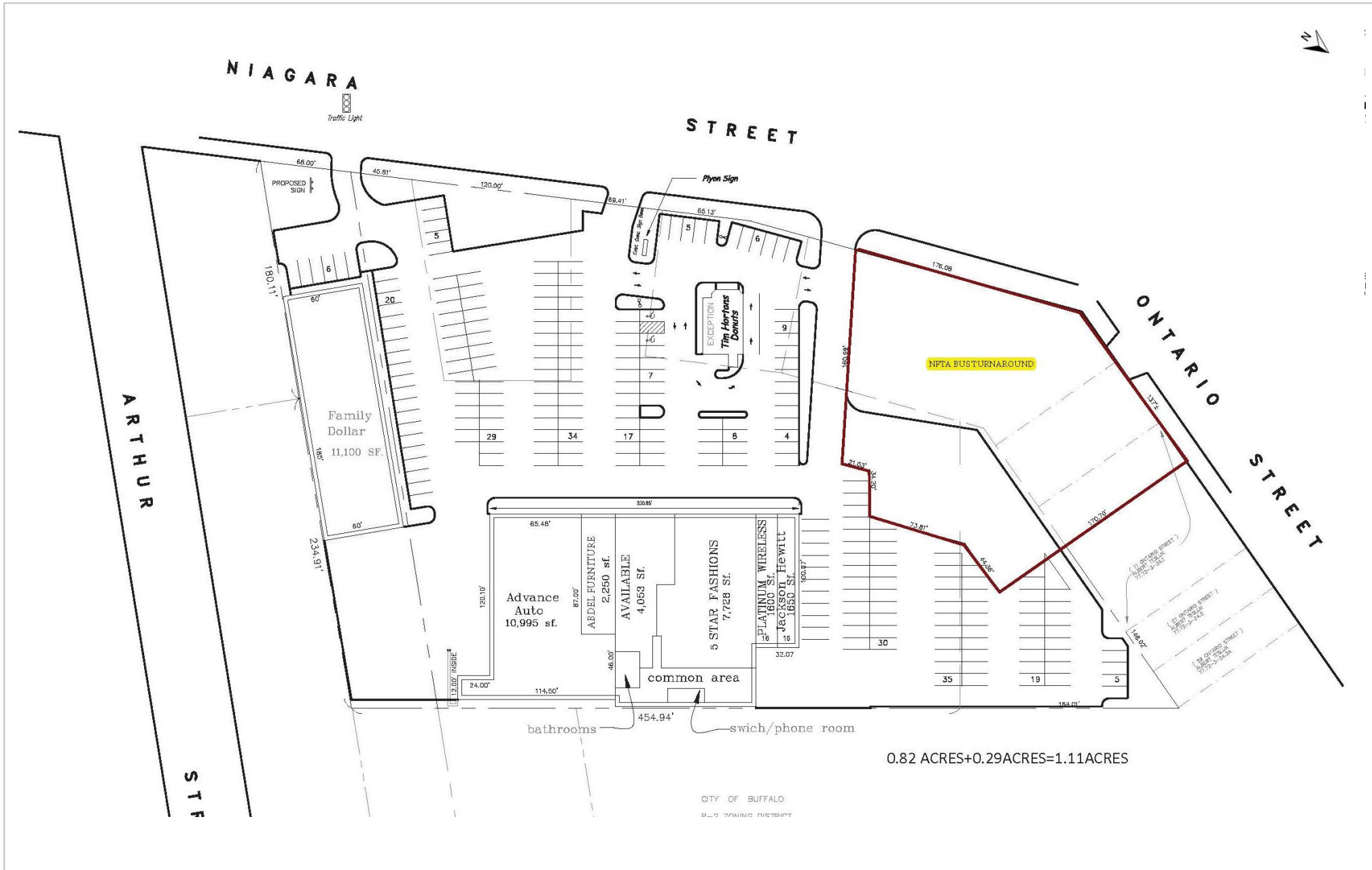
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Buffalo, NY – Niagara & Ontario Plaza – Site Plan



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