OFFICE FOR LEASE 1806 Pine Avenue

Niagara Falls, New York

5,000 SF OFFICE AVAILABLE FOR LEASE

BUILDING FEATURES	
Total Available	5,000 <u>+</u> Sq. Ft.
Parking	Surface Lot
Zoning	C1

Property Highlights

- Office opportunity available for lease
- Located in Downtown Niagara Falls on the busiest section of Pine Avenue
- Tenant mix of national and local retailers and office users
- · Located in area served by the regional hospital, NFMNC

- · Ample parking shared by all tenants
- Next to high volume CVS. a busy Save-A-Lot, and dollar store
- Current home to Horizon Health through 3.31.2019, which is expanding and relocating on Pine Avenue
- · Ideal for: general office, retail. healthcare services. home healthcare agency, medical or dental, insurance office

For more information, contact:

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Population 21.340 37.673 63.335 Average Household Income \$39,302 \$45,022 \$55,926

3 MILE

5 MILE

1 MILE

NIAGARA FALLS OFFICE OPPORTUNITY



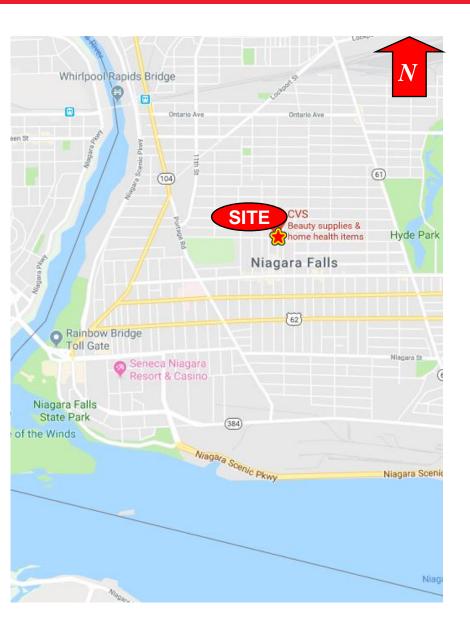
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DEMOGRAPHIC



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Location Map

Area Amenities