

5,000 SF OFFICE AVAILABLE FOR LEASE

NIAGARA FALLS OFFICE OPPORTUNITY

BUILDING FEATURES	
Total Available	5,000 ± 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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DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Population	21,340	37,673	63,335
Average Household Income	\$39,302	\$45,022	\$55,926



Location Map



Area Amenities