

**FOR LEASE**

## 2931 Military Road, Niagara Falls, NY 14304



2,500 SF stand alone building for lease. Available immediately. Formerly Roswell Park Hematology Oncology offices. Reception area, break room and individual offices with sinks. Located on busy Military Road in the Town of Niagara. Ample parking in the rear of the building. Perfect for medical offices, accounting, law firm etc. Signage space available on building for new tenant.

**PROPERTY OVERVIEW**

<b>Lot Size</b>	0.53 +/- AC
<b>Total SF</b>	2,500 +/- SF
<b>Leasable SF</b>	2,500 +/- SF
<b>Lease Rate</b>	\$18.00 / SF
<b>Year Built</b>	1971
<b>Stories</b>	1
<b>Traffic Count</b>	15,794 ADT
<b>Parking</b>	On Site

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total Population</b>	2,689	44,240	75,770
<b>Total Households</b>	1,099	19,469	32,829
<b>Ave. Annual Income</b>	\$51,744	\$40,850	\$44,651

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