

FOR SALE

3621 Military Road Niagara Falls, New York



PROPERTY DESCRIPTION

This one acre lot on a corner has great traffic flow to support your business. This property can potentially support any number of businesses with excellent traffic flow at all hours of the day. The property currently has a structure in place ready for use and all utilities are available. Don't let this opportunity pass you by!

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	3,301	44,324	74,887
Total Households	1,332	18,792	32,727
Median Annual Income	\$55,839	\$38,853	\$41,831

PROPERTY OVERVIEW

Lot Size	1.07 +/- acres
Total SF	2,400 +/- SF
Year Built	1984
Stories	1
Traffic Count	16,500 ADT
Parking	On Site



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