

918 – 16,000 SF RETAIL / OFFICE / MEDICAL FOR LEASE

RETAIL / OFFICE / MEDICAL OPPORTUNITY

BUILDING FEATURES

Total Building Size	30,956 ± Sq. Ft.
Total Available	16,000 ± Sq. Ft.
Lot Size	2.58 ± Acres
Parking	Surface Lot
Zoning	C1

Property Highlights

- Newly Redeveloped Plaza
- Signalized Corner Location
- Good Demographics and Traffic Counts
- Centrally Located on Heavily Traveled Twin Cities Memorial Highway in the City of North Tonawanda
- Easy Access to the Youngmann Expressway (I-290) and NYS Thruway I-190
- Ideal For: Drugstore, Medical, Fast Food, Medical / Professional Office, Retail



For more information, contact:

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	11,949	81,862	199,281
Average HH Income	\$56,857	\$66,643	\$69,049

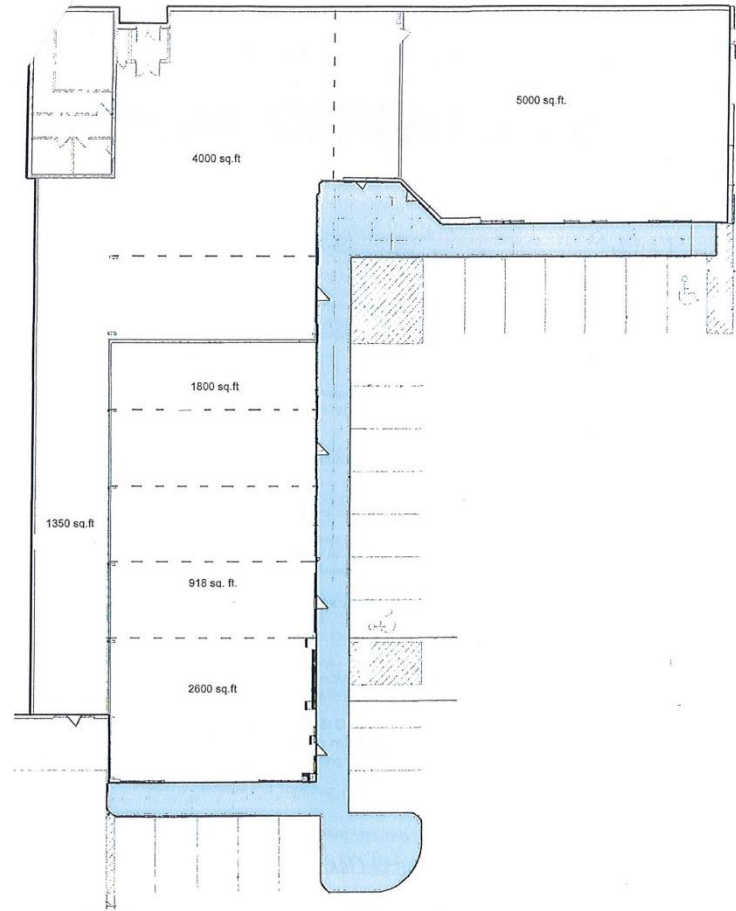
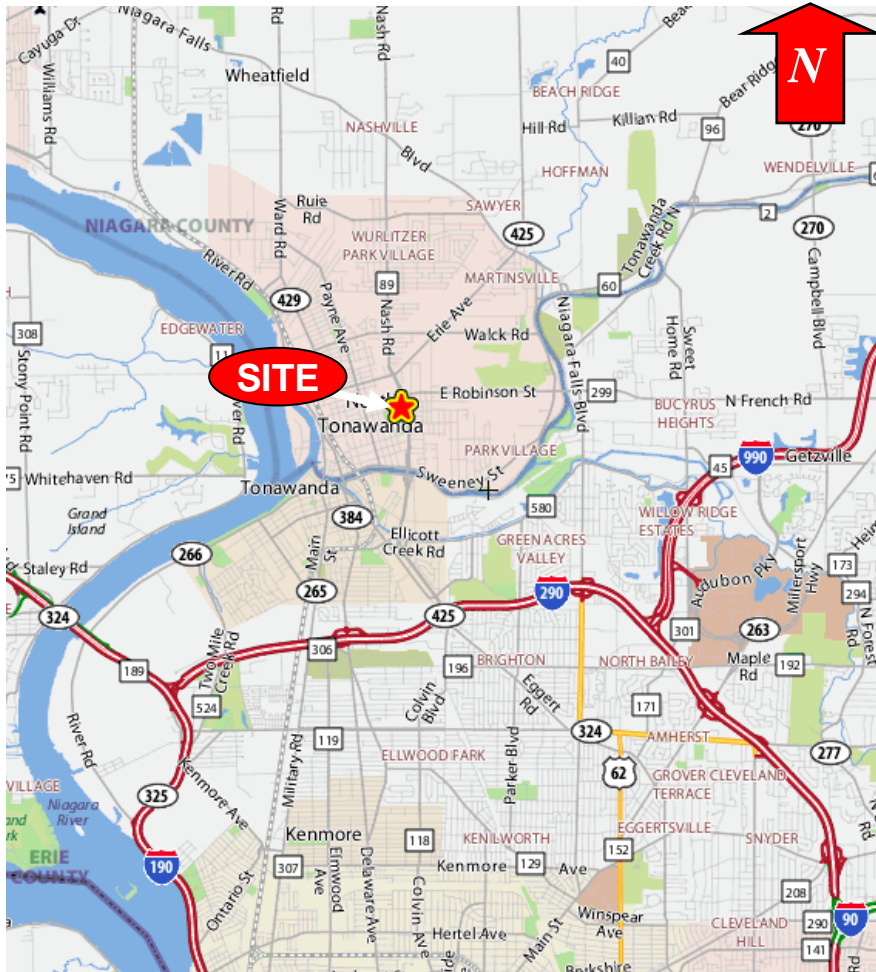
TRAFFIC COUNTS

Twin Cities Mem. Highway	21,448 AADT
E. Robinson Street	7,221 AADT

FOR LEASE

384 Twin Cities Memorial Highway

North Tonawanda, New York



Location Map

Site Plan