

FOR LEASE

2889 Sheridan Drive, Tonawanda, NY 14150



Prime retail location on busy Sheridan Drive near Niagara Falls Blvd. Spaces can be subdivided to 1,500sf up to 4,000sf. Excellent visibility. Below market rents.

PROPERTY OVERVIEW

Lot Size	0.50 +/- AC
Total SF	7,831 +/- SF
Leasable SF	4,000 +/- SF
Lease Rate	\$13.00 / SF
Year Built	1974
Stories	1
Traffic Count	27,709 ADT
Parking	On Site

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	17,353	147,967	345,512
Total Households	7,576	62,673	146,129
Ave. Annual Income	\$57,195	\$58,920	\$51,029

Leah Evelyn Wrate

Licensed Real Estate Salesperson

Direct: (716) 880-1909

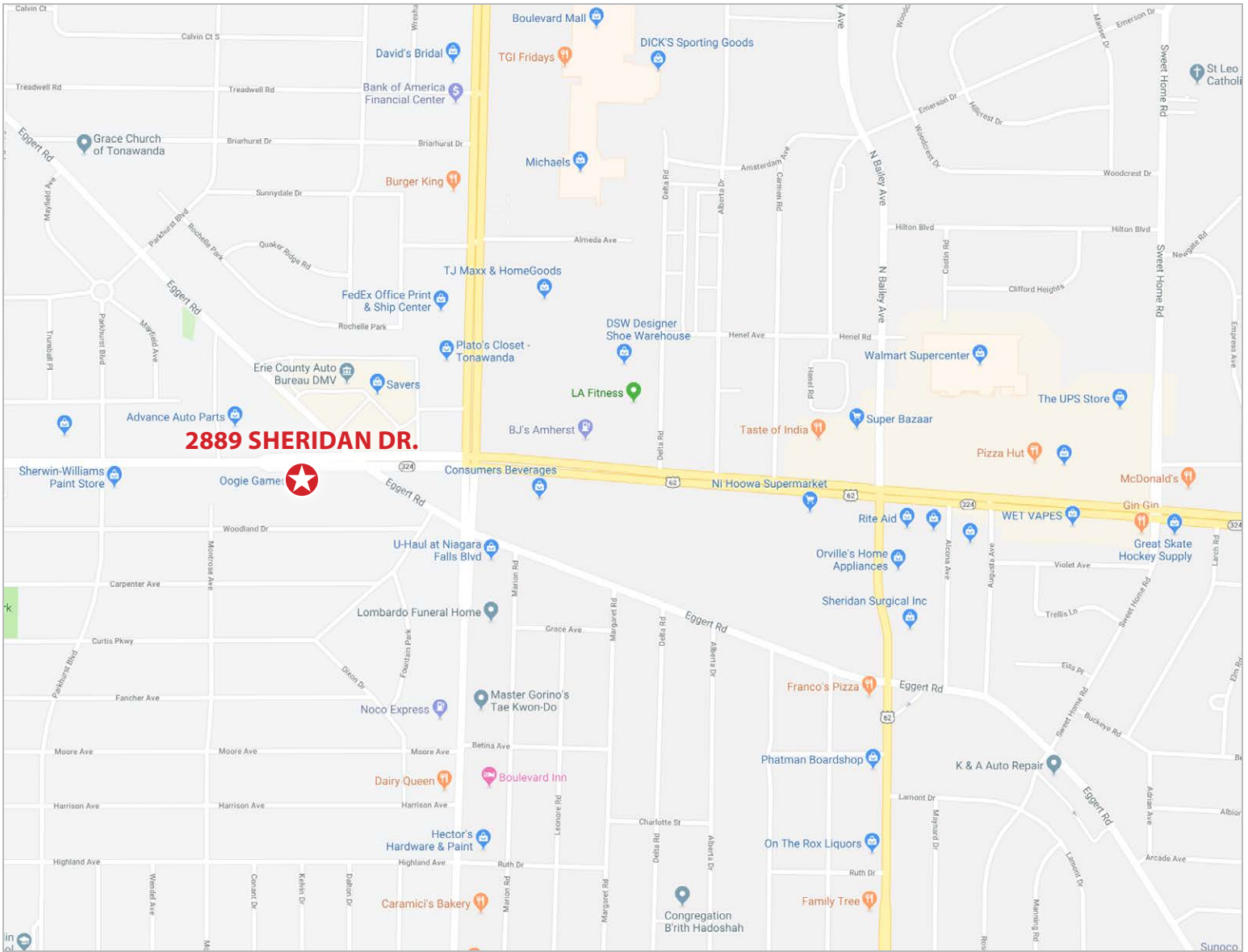
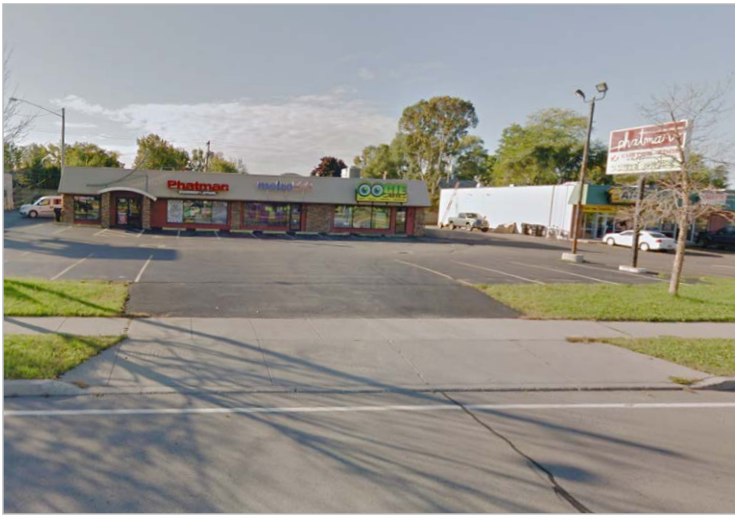
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COMMERCIAL

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