

MILITARY ROAD DEVELOPMENT SITE

2590 Military Road
Niagara Falls, NY 14304



VENTURE
BROKERAGE GROUP



AVAILABLE OPPORTUNITY

- 2.05-acre pad site available
- For Sale, Build-to-Suit, or Ground Lease
- Asking Price: \$899,000

PROPERTY HIGHLIGHTS

- Pad can be subdivided
- Site offers convenient traffic light access, full connectivity & shared access with entire development, which includes newly renovated 100k SF Life Storage facility, GO Carwash & future Starbucks
- Located at the corner of Military Road & Packard Road
- Traffic counts over 23,200 VPD on Military Road & over 24,000 VPD on Packard Road
- Excellent visibility & signage potential from I-190 (building mounted & pylon)



2815 Monroe Avenue
Rochester, NY 14618
www.VentureBrokerageGroup.com

Janell Vanegas | Licensed Real Estate Broker
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Information is correct to be the best of our knowledge but is not guaranteed for accuracy.

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PROPERTY PHOTOS




View of site headed North on Military Road



View of site headed South on Military Road



View of site headed North on I-190

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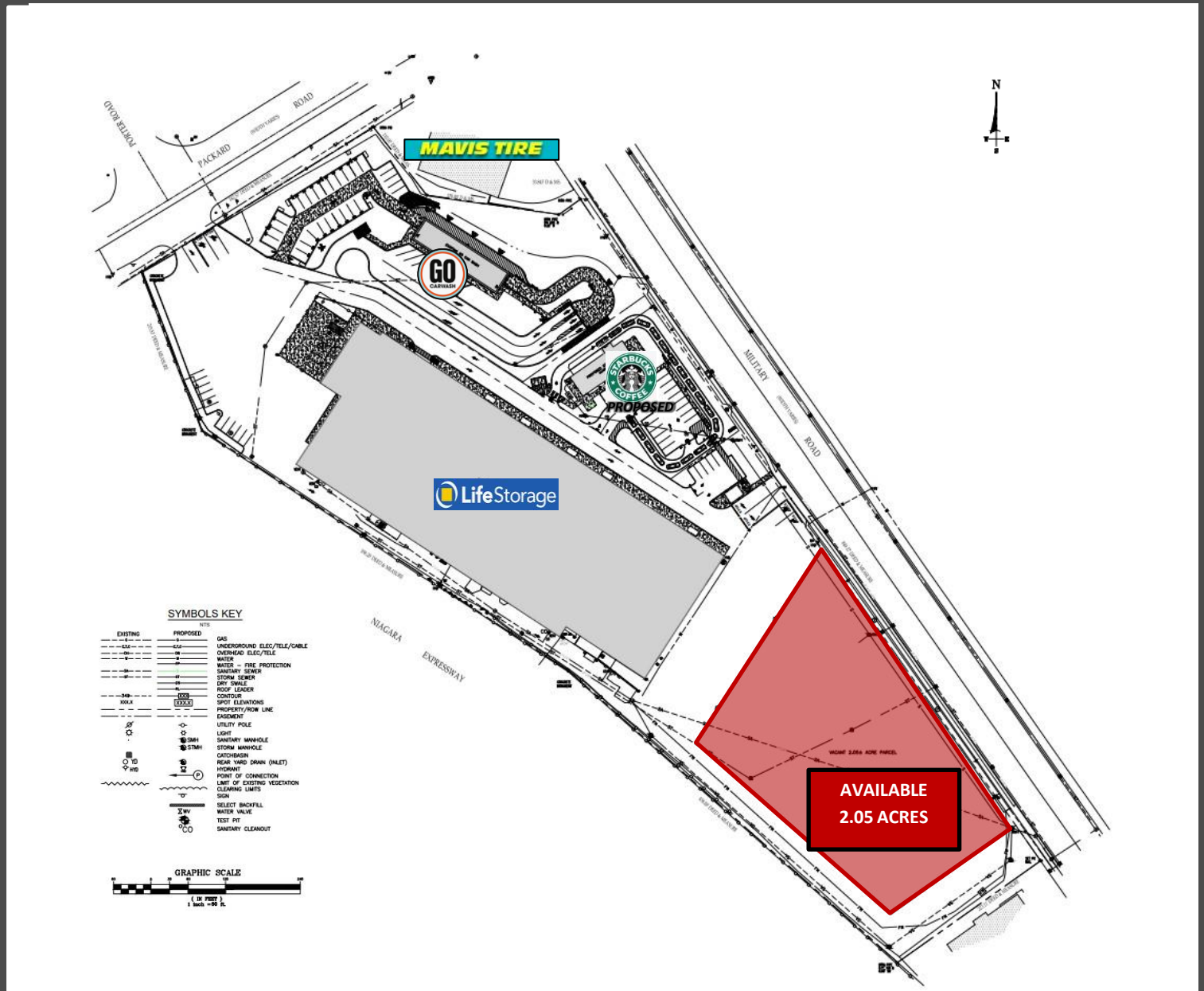
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SITE PLAN



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MARKET AERIAL





DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Miles	5 Miles
Population	2,738	44,501	74,352
Daytime Population	4,726	41,015	74,513
Households	1,185	20,014	33,324
Average Household Income	\$74,622	\$67,881	\$77,003


1,539
Businesses


18,094
Employees


\$108,376
Median Home Value


43
Median Age

3-Mile Demographics



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LOCATION HIGHLIGHTS



Buffalo, NY — Amazon Purchases Land for New Distribution Center

Amazon is poised to make a significant imprint on the economic landscape of the Town of Niagara Falls, New York, with its latest venture. The ecommerce giant has recently acquired a sprawling 3,000,000 SF property encompassing approximately 216 acres, for the construction of a \$550 million regional distribution center. This massive project is expected to generate a substantial economic impact on the region, expected to bring more than 1,000 jobs and the potential to draw in additional businesses, ultimately contributing to the local economy. The site is situated at the intersection of Packard and Lockport road, just a 6 minute drive from 2590 Military Road.



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LOCATION HIGHLIGHTS



Niagara Falls is located on the border of New York State and Canada, north of Buffalo. It is part of the Buffalo-Cheektowaga-Niagara metropolitan market, within 50 miles of Toronto and 75 miles of Rochester and Jamestown. While Niagara Falls may be most well-known for its natural wonder by the same name, it is also a booming area for health care, colleges and retail.

Top employers in Niagara County include Niagara Falls Air Reserve Station, Seneca Niagara Casino, Fashion Outlets of Niagara, General Motors Components Holdings, Niagara County, Niagara Falls Memorial Medical Center and Niagara County Community College. The top two industries are Health Care and Retail.

Military Road and Niagara Falls Boulevard are the most highly trafficked retail corridors in Niagara Falls, featuring major retailers such as Wegmans, Walmart and Target along with the destination shopping center, Fashion Outlets Niagara Falls. Located right off I-190, the subject property is ideally situated at the gateway to this strong retail area.



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