

3939 NIAGARA FALLS BLVDE

North Tonawanda, NY 14120

FOR SALE | LAND

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$550,000

Lot Size: 0.6 Acres

Price / SF: \$21.04

PROPERTY OVERVIEW

.6 AC's of highly visible land For Sale next to Brand New Aldi.

PROPERTY HIGHLIGHTS

- Corner Site
- Highly Visible
- Good Traffic Counts

Christopher Farrell

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VF Vanguard-Fine, LLC
Commercial Real Estate Professionals

Vanguard-Fine, LLC Commercial Real Estate Professionals is a Licensed Real Estate Broker
This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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ADDITIONAL PHOTOS



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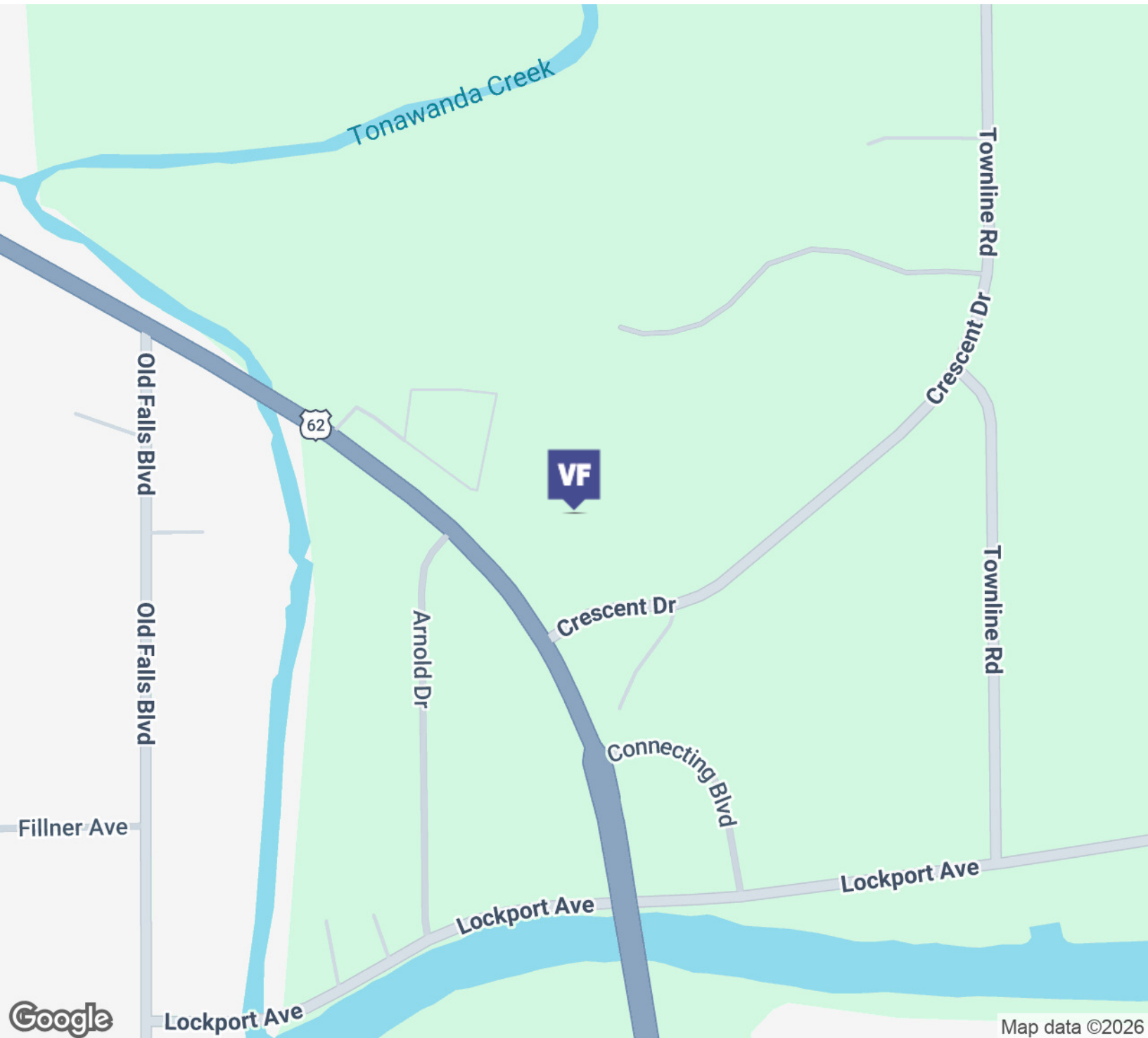
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LOCATION MAP



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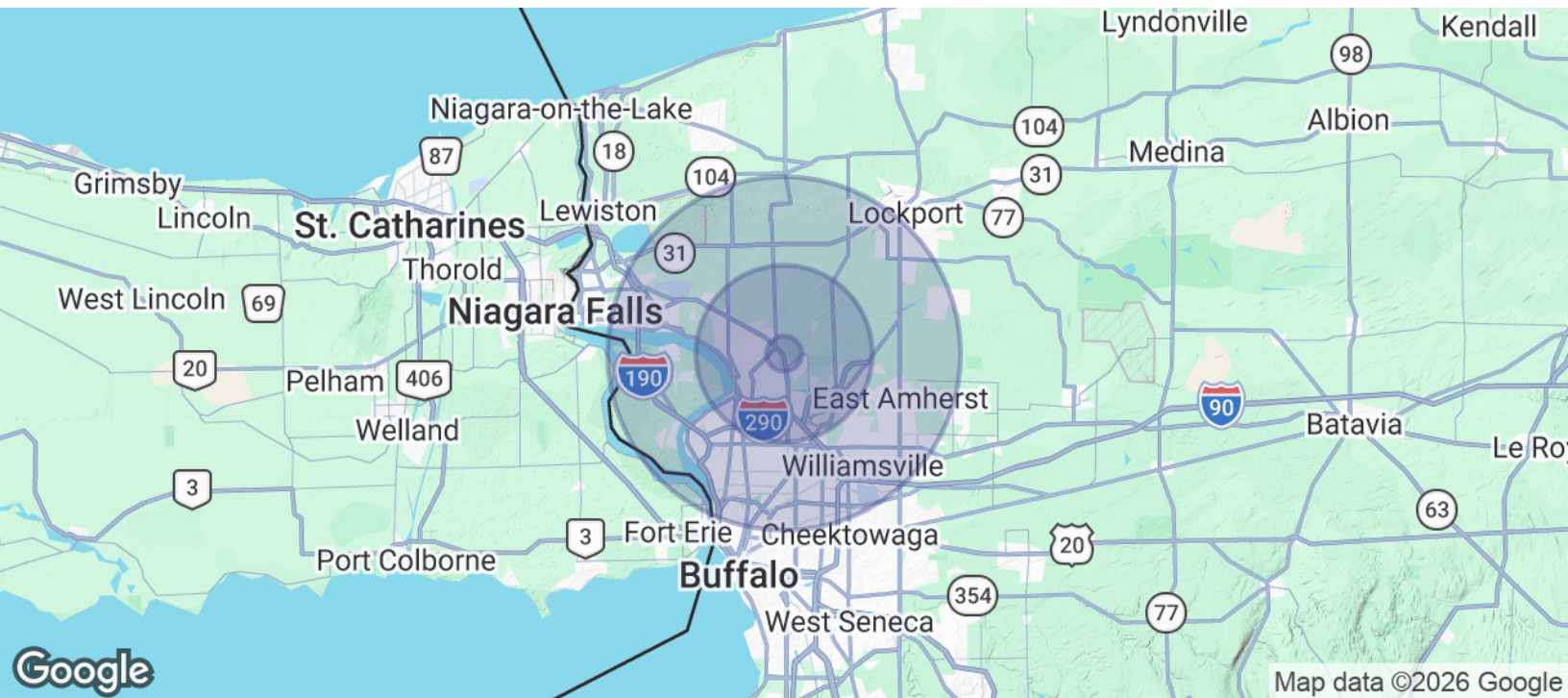
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,383	130,396	605,754
Average Age	39.3	40.6	38.9
Average Age (Male)	39.0	37.9	36.6
Average Age (Female)	39.7	43.2	41.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,342	54,152	248,021
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$68,178	\$59,255	\$63,447
Average House Value	\$176,466	\$145,921	\$153,279

* Demographic data derived from 2020 ACS - US Census

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