

FOR LEASE
TONAWANDA AREA RETAIL OPPORTUNITY
Building Features

Availability	<ul style="list-style-type: none"> • South End Cap – 14,028 ± Sq. Ft. • Inline Storefront – 2,161 ± Sq. Ft.
Shopping Center GLA	55,473 ± Sq. Ft.
Parking	195 ± Spaces

Property Highlights

- Highly Visible Valu Home Center and Dollar Tree Anchored Neighborhood Shopping Center
- Located on Delaware Avenue (Route 384), One Block North of the Youngmann Expressway (NYS Thruway I-290)
- Town and City of Tonawanda Trade Area
- Signalized Main Entrance
- Pylon Signage
- Easy Thruway and Expressway Access



Demographics	1 Mile	3 Miles	5 Miles
Population	9,891	88,787	156,545
Average HH Income	\$81,118	\$91,181	\$89,119

Traffic Counts

Delaware Avenue	17,025 AADT
Youngmann Expwy(I-290)	102,158 AADT

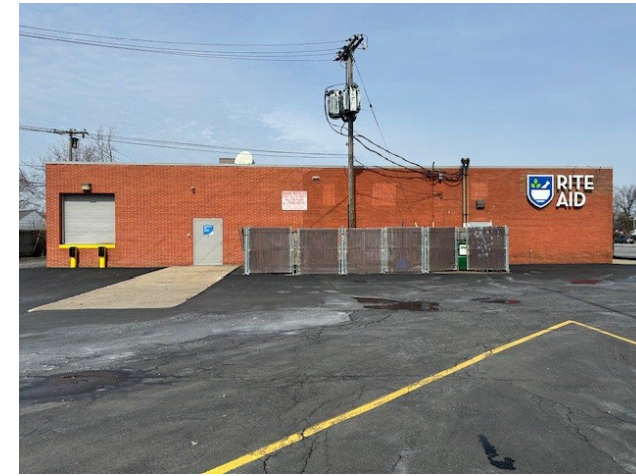
EXCLUSIVE CONTACT

Benedict J. Borruso
Associate Real Estate Broker
 +1 716 861 5090
 bborruso@pyramidbrokerage.com

450 Corporate Pkwy, Suite 102
 Buffalo, New York 14226
 +1 716 852 7500
pyramidbrokerage.com

**FORMER RITE AID
NOW AVAILABLE FOR LEASE
14,028 SQ.FT. – WILL SUBDIVIDE**

- Prominent South Endcap Position
- Oversized Parking Field (front and side)
- Dedicated Pylon Signage
- Truck Height Loading Dock with Interior Hydraulic Leveler
- Ceiling Height: 11' to Drop Ceiling
- Open Floor Plan with Warehouse/Stockroom
- Walk-in Retail Cooler / Freezer Display Cases
- 600 Amp/3 Phase Power



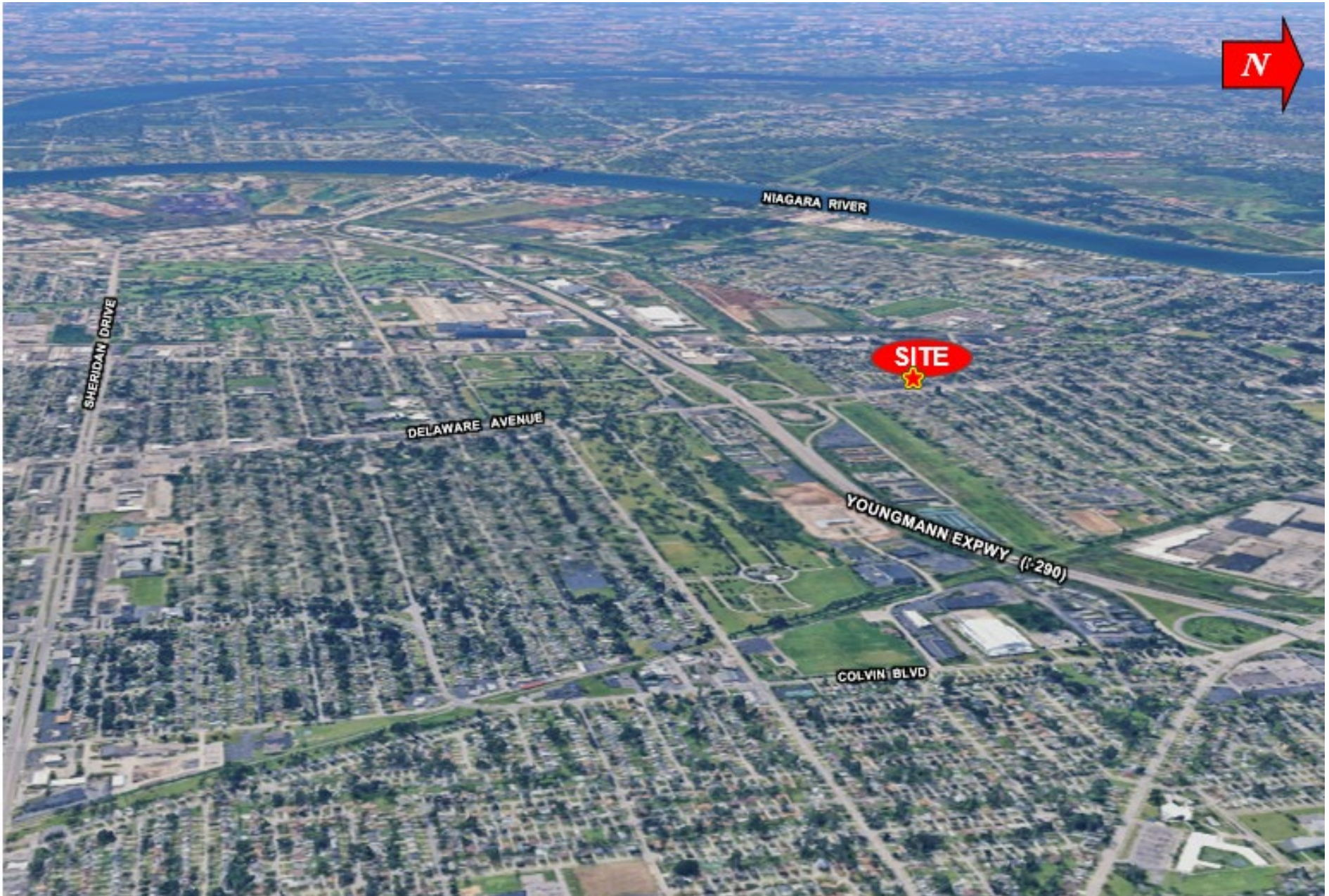
SPACE	TENANT	SQ. FT.
1	Available	14,028
2	Giovanni Hair Fashions	1,400
3	Dollar Tree	9,834
4	Available	2,161
5	Jackson Hewitt	1,470
6	Buffalo Gift Emporium	3,000
7	Sushi Queen	3,880
8	Valu Home Centers	19,700
TOTAL SQ. FT.		55,473



Leasing Plan



Aerial



Trade Area Aerial

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.