

# FOR LEASE

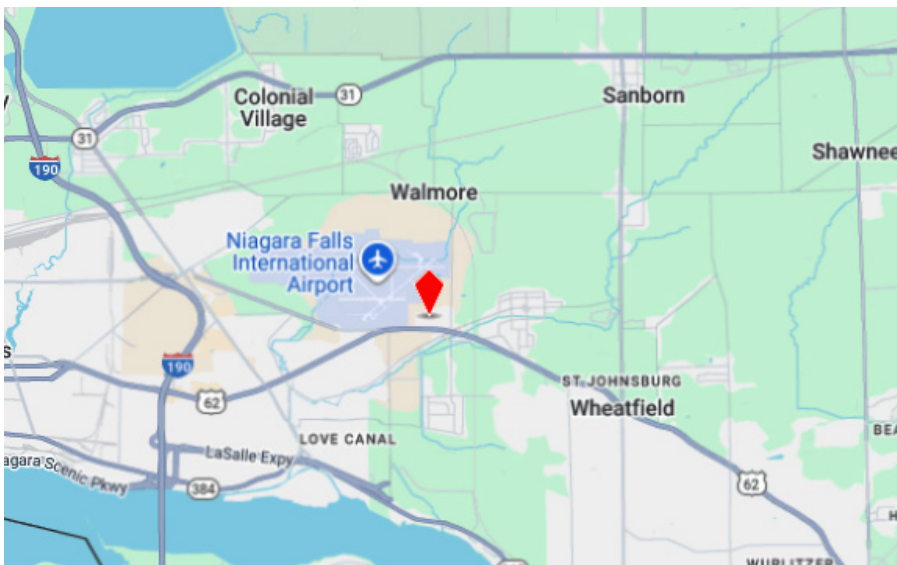
## 7,800 SF Office / Retail Space

2221 Niagara Falls Blvd, Suite 300, Wheatfield, NY



### PROPERTY HIGHLIGHTS:

- 7,800 square foot standalone building on Niagara Falls Blvd. offers strong visibility and steady traffic
- Supported by ample on-site parking and responsive property management
- Well-suited for retail, office, or restaurant use
- Ownership is prepared to deliver a full turnkey build-out for a qualified tenant



## 10 MILE DEMOGRAPHICS



POPULATION  
264,326



DAYTIME EMPLOYEES  
122,509



HOUSEHOLDS  
112,910



AVERAGE HH  
INCOME  
\$82,122

**HANNA**  
COMMERCIAL REAL ESTATE  
344 Delaware Ave, Suite 200, Buffalo, NY 14202



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Joseph Deck, SIOR  
Associate Real Estate Broker

C: 716.830.3325

JosephDeck@HannaCRE.com

Richard Wadsworth  
Real Estate Salesperson

C: 716.239.5764

RichardWadsworth@HannaCRE.com