



2825 Niagara Falls Boulevard

Amherst, New York 14228

Property Highlights

- Ample parking
- High visibility from Niagara Falls Boulevard
- Flexible lease options
- Customizable office spaces
- State-of-the-art amenities
- Professional management
- Strategic location
- Modern and spacious design

Property Overview

Offering Summary

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	40,000 SF
Available SF:	1,500 - 20,000 SF
Lot Size:	

Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Households	74	366	2,278
Total Population	180	878	5,310
Average HH Income	\$110,629	\$105,673	\$92,755

For More Information

Chadd Soto

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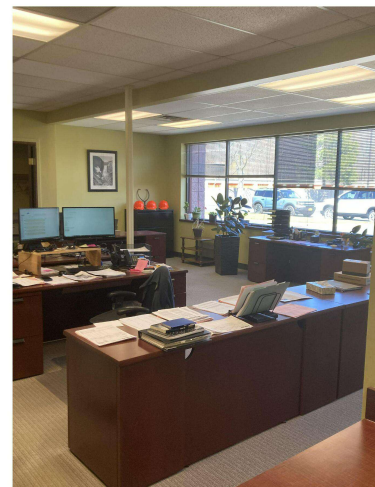
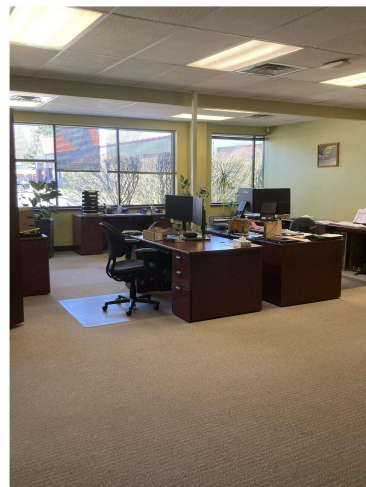
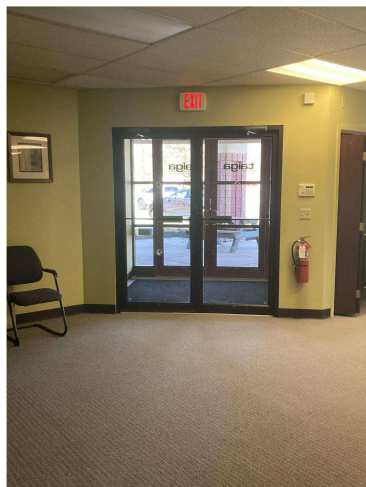
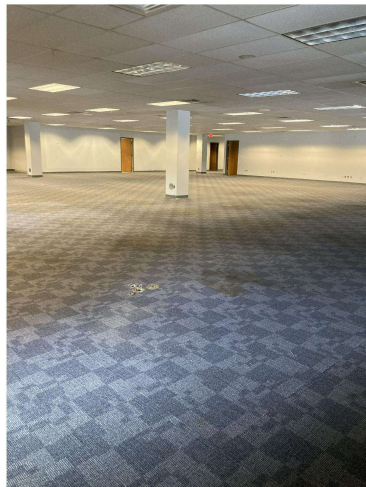
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BROCHURE

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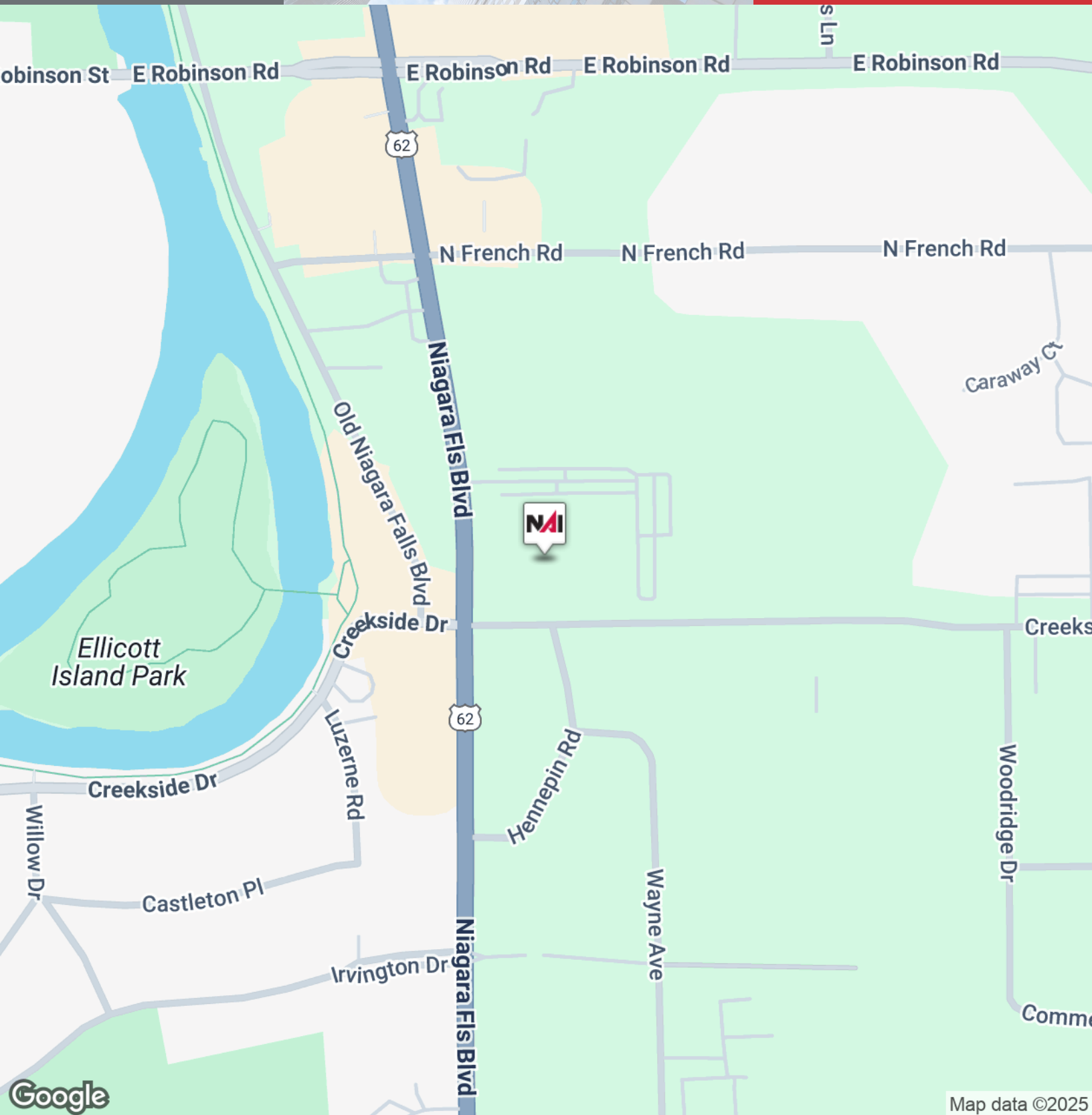
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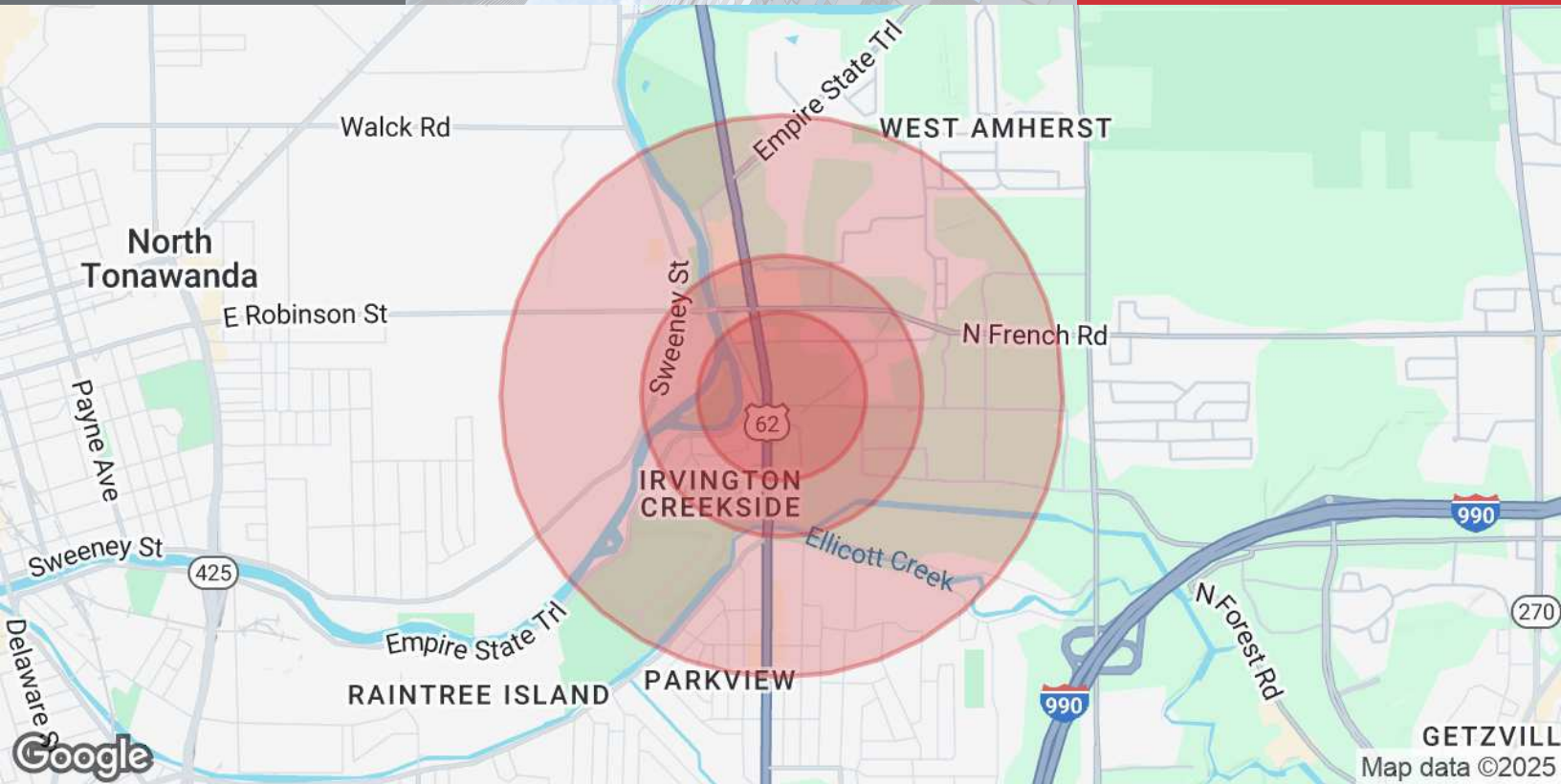
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Population

0.3 Miles

0.5 Miles

1 Mile

Total Population	180	878	5,310
Average Age	44	41	40
Average Age (Male)	43	40	38
Average Age (Female)	44	42	41

Households & Income

0.3 Miles

0.5 Miles

1 Mile

Total Households	74	366	2,278
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$110,629	\$105,673	\$92,755
Average House Value	\$338,252	\$334,548	\$309,064

Demographics data derived from AlphaMap

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