

NIAGARA FALLS :: NEW YORK

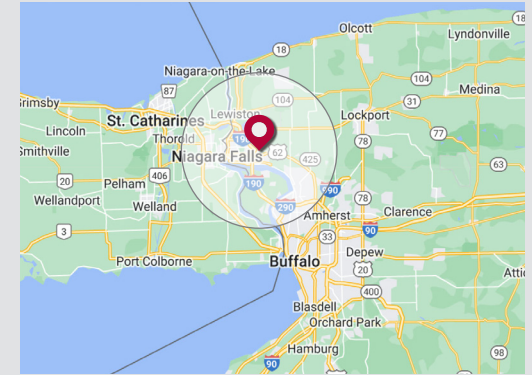
NIAGARA SQUARE

2429 Military Road | Niagara Falls, NY 14304

AVAILABLE FOR LEASE
28,553 SF
OFFICE / FLEX SPACE



LOCATION



Latitude: 43.102656 Longitude: -78.978671

DEMOGRAPHICS

POPULATION

190,148
10 MILES

DAYTIME POP

183,788
10 MILES

BUSINESSES

6,236
10 MILES

EMPLOYEES

91,324
7 MILES

AVERAGE HHI

\$93,581
10 MILES

HOUSEHOLDS

83,847
10 MILES

Buffalo MSA: 1.17M

BENDERSON
DEVELOPMENT

2062 | REV-03.24.25

BRANDON IRISH-BAKER
C: 716.863.7292
bib@benderson.com

TONY BATTISTA
C: 716.998.9918
alb@benderson.com

HEADQUARTERS | 7978 Cooper Creek Boulevard | University Park, FL 34201 | 941.359.8303
BUFFALO | 570 Delaware Avenue | Buffalo, NY 14202 | 716.886.0211

benderson.com

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PROPERTY HIGHLIGHTS

- Strategically located in the heart of Niagara Falls. Adjacent to I-190 providing excellent visibility and easy access throughout the region
- Minutes to Niagara Falls International Airport, and the Whirlpool and Rainbow Bridges linking Western New York to Canada
- Fashion Outlets of Niagara Falls, a variety of shopping centers, hotels and other service amenities nearby
- 28,553 SF of fully built-out, premier office/flex space available
- Approximately 289 car parks with direct access to the space
- Beautifully maintained landscaping and irrigation
- Ideal setting for professional offices, flex space, call center, medical, manufacturing and distribution uses
- Modern block and steel construction with wide column spacing for maximum interior flexibility
- Excellent location and visibility for brand exposure and tenant logo signage on pylon
- Grade level and dock-high loading doors can be added
- Existing wet sprinkler system
- 15 ft drop ceilings throughout the space

