

Imagine The Possibilities

6495 Transit Road  Bowmansville (Buffalo), New York 14026  716/684-9000 Phone  716/684-9098 Fax

Available for Sub-Lease



4407 Military Road Niagara Falls, New York SITE INFORMATION

- 6,909 square foot (46' x 150') freestanding space
- Sublease thru January 31, 2012
- Asking Rent: \$5.00 per square foot net
Net Charges: \$1.44+/- per sq.ft.
- Pylon Signage available
- Area retailers/restaurants include Aldi's, Home Depot, Target, Fashion Outlets at Niagara, Red Lobster, Wegmans, Tops Supermarket, HSBC Bank, Save-A-Lot, Super Wal-Mart and Sams Club (2008) and Regal Cinema

DEMOGRAPHICS*

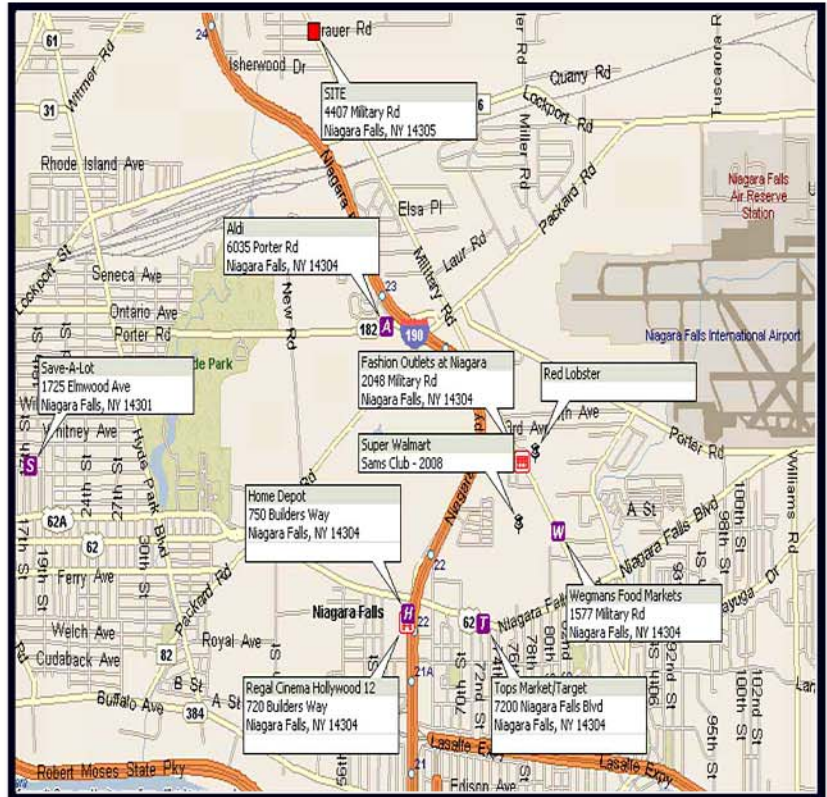
| | <u>2 Mile</u> | <u>3 Mile</u> | <u>4 Mile</u> |
|--------------------------|---------------|---------------|---------------|
| Population | 11,637 | 40,896 | 72,020 |
| Average HH Income | \$47,427 | \$41,972 | \$42,254 |

*ScanUS 2003 Estimates

TRAFFIC COUNTS*

Approximately 13,100 vehicles pass this location on a daily basis

*Average Annual Daily Traffic May 2005 Niagara County Traffic Volumes & Classification Map



For More Information
Please Contact
Penny D. Cipolla at 716/684-9000 Ext. 216

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