

8207-8351 Niagara Falls Blvd, Niagara Falls NY 14304

PINE PLAZA | FOR LEASE - High Visibility Retail Suites



Approx. 740 Feet of Frontage
Along Niagara Falls Blvd
with Shallow Parking Field
Providing Excellent Visibility



Inline
"Strip Mall"
Orientation

Every Single Unit
has Great Visibility
No Dead Spots



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Property Overview

Pine Plaza is located in the Epicenter of the Niagara Falls Primary Retail Corridor; within immediate proximity to Fashion Outlets of Niagara Falls, Walmart, Sam's Club, Wegmans, etc. Hard corner location at Military Road & Niagara Falls Boulevard with immense traffic counts of 56,000 VPD. Every single unit has great visibility, no dead space.

Property Highlights

- Approximately 740 feet of frontage along Niagara Falls Boulevard
- High traffic area with 36,300 VPD along Niagara Falls Boulevard and 19,500 VPD along Military Road
- Anchored by Office Depot and Co-Anchored by Planet Fitness
- Niagara-Region Tourism is responsible for nearly \$3 Billion annual economic impact and supports 53,000 jobs

Available SF

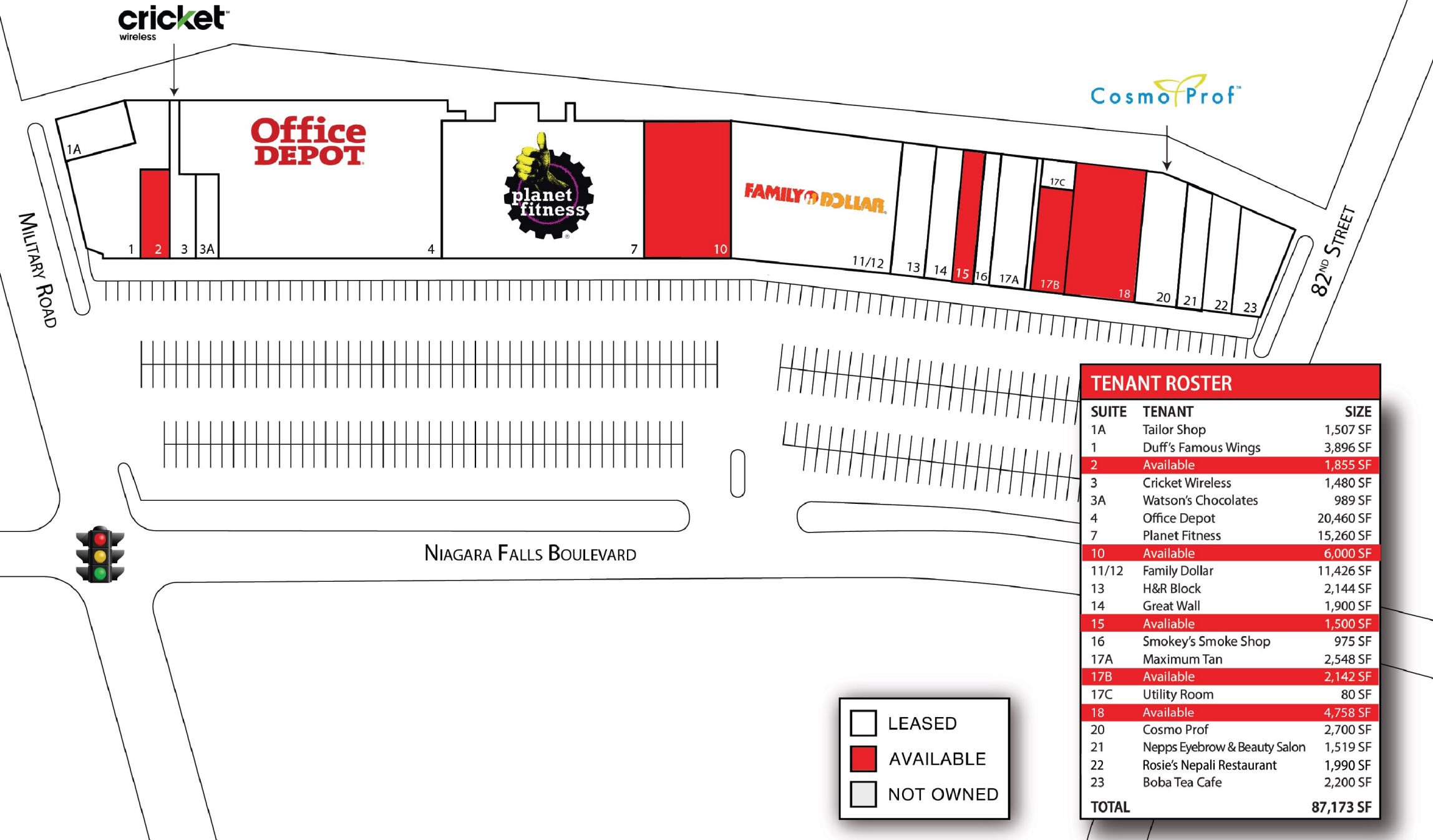
1,500 - 6,338 SF

Ground Lease/BTS Rate

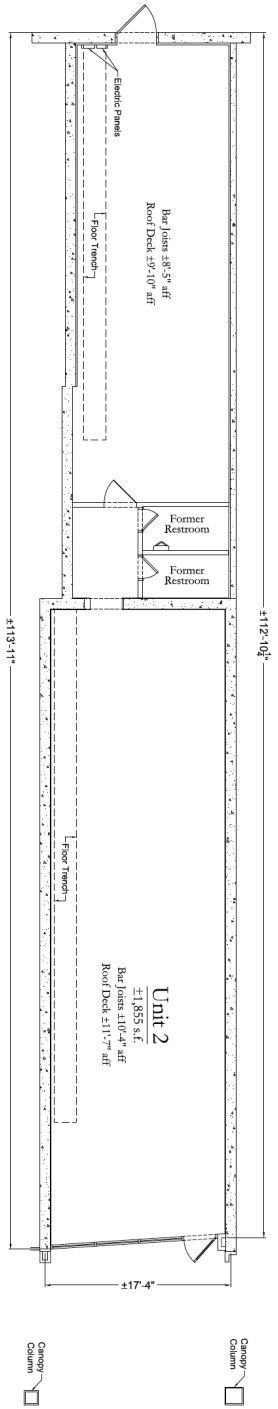
Contact Broker

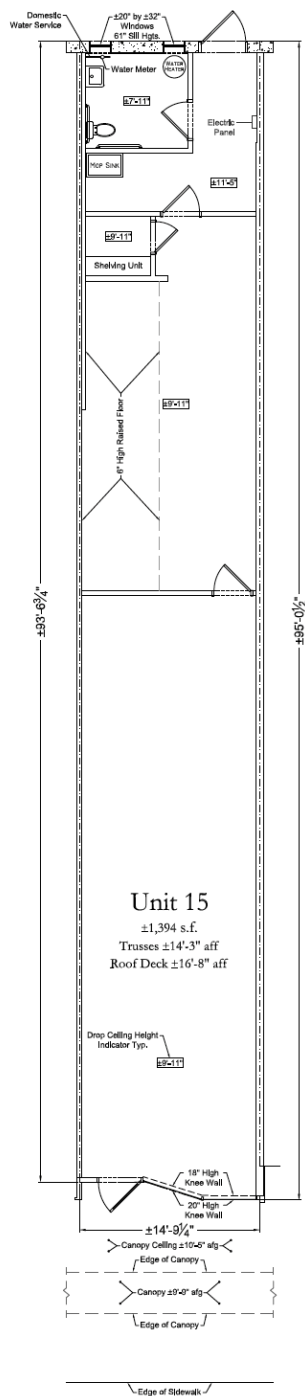


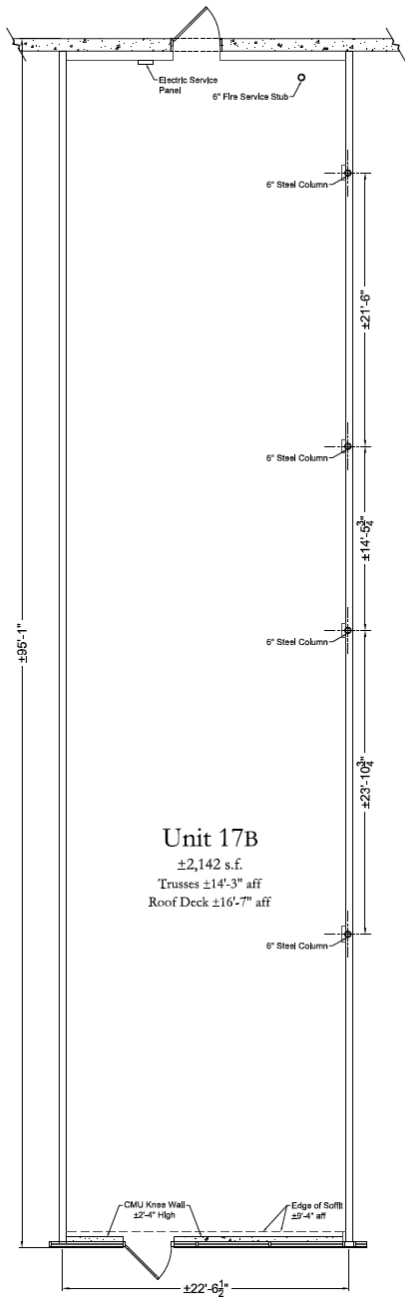
SITE PLAN / 8207 - 8351 Niagara Falls Boulevard, Niagara Falls, NY 14304



SUITE 2 / 8207 - 8351 Niagara Falls Boulevard, Niagara Falls, NY 14304







SUITE 18 / 8207 - 8351 Niagara Falls Boulevard, Niagara Falls, NY 14304



CENTER AERIAL / 8207 - 8351 Niagara Falls Boulevard, Niagara Falls, NY 14304



MILPINE GARDEN
TOWNHOMES
(136 Units)

Suite 2
1,855 SF

Suite 10
6,000 SF

Suite 15
1,500 SF

PINE PLAZA
Office DEPOT

FAMILY DOLLAR

WALBROOK
GREAT WALL

NIAGARA FALLS BOULEVARD / 36,300 VPD

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FOR LEASE | 9

Suite 17B
2,142 SF

Suite 18*
4,758 SF

*Suite 18 will be available by
the end of 2025

MARKET AERIAL / 8207 - 8351 Niagara Falls Boulevard, Niagara Falls, NY 14304



DEMOGRAPHIC INSIGHTS



84,051

POPULATION (5mi / 2023)



\$80,228

AVG. HH INCOME (5mi / 2023)



37,006

ESTIMATED HH (5mi / 2023)



38,196

EST. EMPLOYEES (5mi / 2023)