

COLBY

Development, LLC

FOR SALE

.90 ± Acres – 1655 Fashion Outlet Blvd

\$595,000.00

PRIME RETAIL!

Adjacent to Fashion Outlets of Niagara Falls USA

5 Mile Radius Demographic include a Population of 83,895, with 37,025 Households, an Average Income of \$54,795, and a 14.1% 5 Year Growth Rate.

Niagara Falls location with approximately 156 foot of frontage on Fashion Outlet Blvd with great ingress and egress. Adjacent to newly created Walmart Plaza entrance and the recently expanded Fashion Outlets. Highly visible from Interstate 190 with above average daily traffic volume.



Excellent Location & Visibility

- 156' Fashion Outlet Blvd Frontage
- .5 Mile to the Interstate 190
- 5 Miles to City of Niagara Falls
- 5.9 Miles to Rainbow Bridge
- 12 Miles to Lewiston Queenston Bridge
- 17 Minutes to American Falls NY State Park

Average Daily Traffic Counts

- 8,685 at Fashion Blvd
- 35,633 at I-190

Opportunities & Assets

- 8,000 – 11,000 SF Building
- Zoned Commercial
- Signage Opportunities
- Utility Infrastructure
- Parking Spaces
- High Growth Area
- Heavy Development Corridor

Perfect Retail Site for Immediate Development! Ideal Location.



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