

MIXED-USE BUILDING

2321-2331 Main Street
Buffalo, NY 14214



PROPERTY DESCRIPTION

1,000 SF & 1,200 SF spaces available on Main Street Buffalo, NY. Recently refreshed by the landlord with new drywall and paint, this space is in excellent condition with a vanilla buildout. 17,591 ADT on this busy street, one of the major traffic corridors into and around the Buffalo—Niagara Falls MSA. In the heart of a busy retail corridor, this site also benefits from dense residential housing just off Main Street.

LOCATION DESCRIPTION

This available space is located at the corner of Main St. and East Oakwood Pl. Main Street is a major traffic corridor, connecting the Amherst and Williamsville neighborhoods to downtown Buffalo. Less than half a mile from the campuses of Medaille College and Canisius College, this site is easily accessed from NY-198. Major employers in the area include Sisters of Charity Hospital (.25 miles), Erie County Medical Center (1 mile), and National Grid (.25 miles). Notable landmarks close by include the Buffalo Zoo, Delaware Park, and Frank Lloyd Wright's Darwin Martin House Complex.

PROPERTY HIGHLIGHTS

- Recently remodeled interior with vanilla buildout
- 17,591 ADT on Main Street
- 21,567 Residents within three minute drive
- 15,089 Employees within three minute drive

OFFERING SUMMARY

Lease Rate:	\$1,400.00 - 1,600.00 per month (MG)
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Available SF:	1,000 - 1,283 SF
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Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934



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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,000 - 1,283 SF	Lease Rate:	\$1,400.00 - \$1,600.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Corner Endcap	Available	1,000 SF	Modified Gross	\$1,600 per month	CAM included in rent, tenant pays Utilities
Available Space	Available	1,283 SF	Modified Gross	\$1,400 per month	CAM included in rent, tenant pays Utilities



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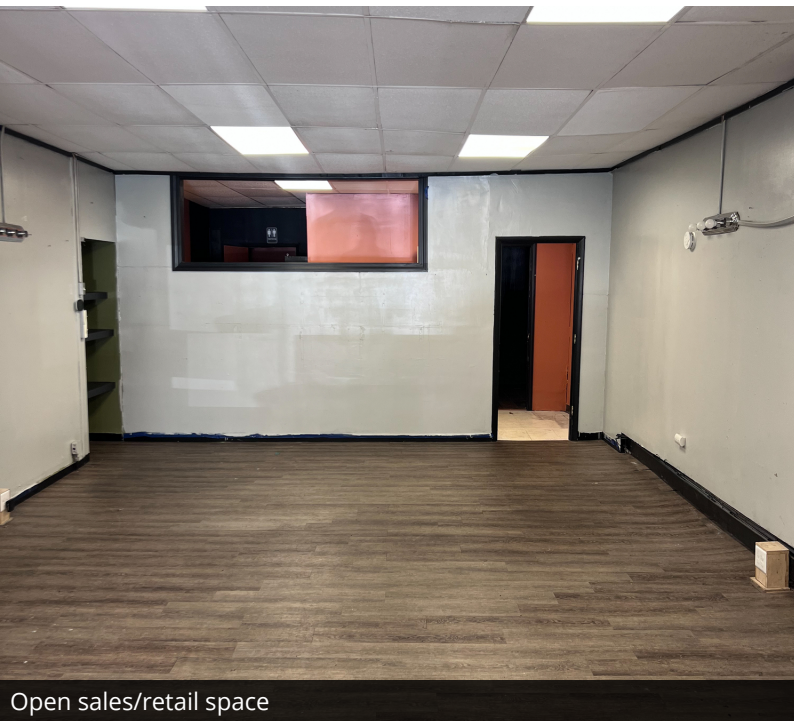


CORNER ENDCAP

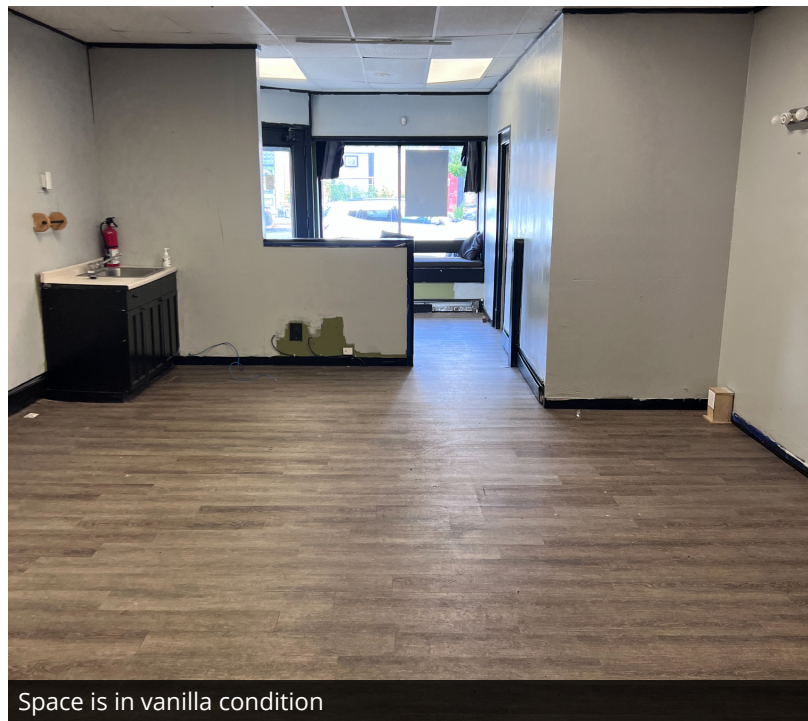
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Endcap/corner space with windows and visibility from two streets



Open sales/retail space



Space is in vanilla condition



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INLINE SPACE

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Updated exterior for space



Open sales/retail floor



Space is in vanilla condition



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