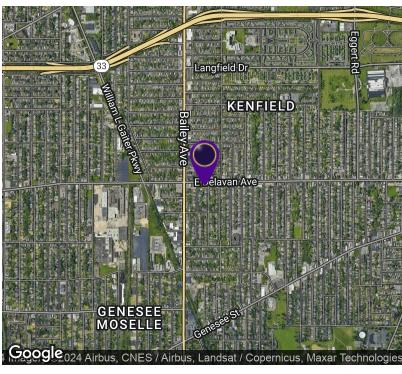
1219 E. Delavan Avenue, Buffalo, NY 14215





OFFERING SUMMARY

Available SF: 2,500 SF

Lease Rate: \$3,000.00 SF/yr

(Gross)

0.3 Acres

1965

PROPERTY OVERVIEW

Freestanding building available for lease. The building sits on 0.3+/-acres with additional 0.23+/- acres located to the west included in the lease price. It could be used for additional parking if needed. Easily accessible with excellent visibility. Close proximity to all major highways as well as access to Downtown Buffalo. Owner will turn space into a vanilla box for new tenant. For additional Information call Rick Recckio 716-998-4422

LOCATION OVERVIEW

Located near the intersection of Bailey & East Delavan Avenue. Close proximity to Downtown Buffalo as well as the Kensington Expressway

Route 33. Minutes from the Buffalo-Niagara International Airport, Walden Galleria shopping mecca, and the New York State Thruway I-

90.

PROPERTY HIGHLIGHTS

Building Size: 2,000 SF • Excellent Location

High Visibility

Ample Parking

Access to Downtown Buffalo



Lot Size:

Year Built:

Zoning:

RICK RECCKIO 716.998.4422 rick@recckio.com

Commercial

4455 TRANSIT ROAD, SUITE 3B Williamsville, NY 14221 (O) 716.631.5555 // (F) 716.632.6666 www.recklo.com

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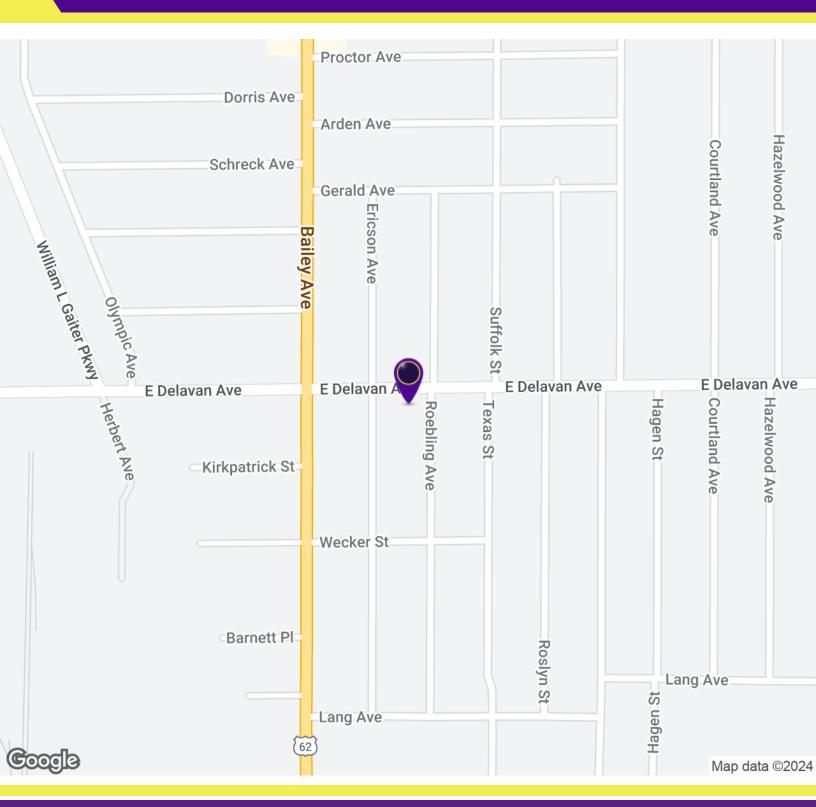




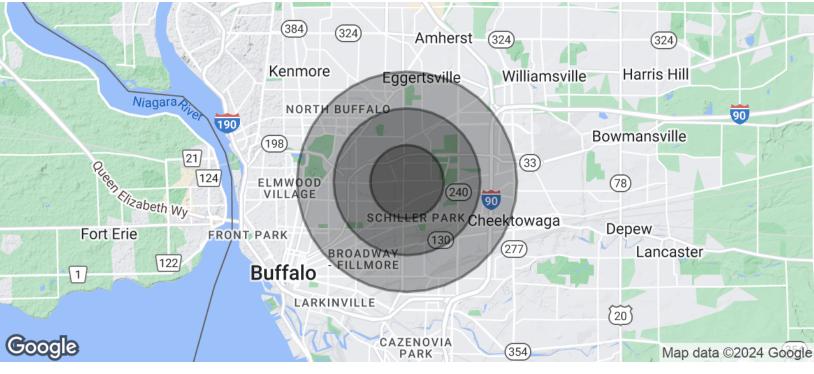




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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	26,388	85,971	163,594
Average age	32.4	33.7	35.3
Average age (Male)	28.9	30.7	32.9
Average age (Female)	35.4	36.4	37.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
HOUSEHOLDS & INCOME Total households	1 MILE 12,812	2 MILES 41,774	3 MILES 80,146
Total households	12,812	41,774	80,146
Total households # of persons per HH	12,812	41,774	80,146

^{*} Demographic data derived from 2020 ACS - US Census

