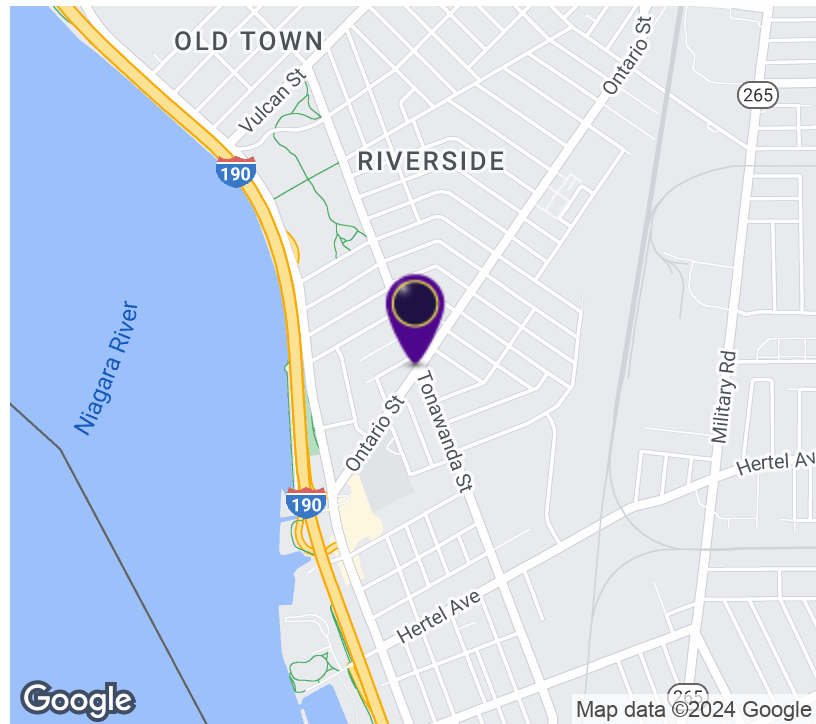


# Retail Space

776 Tonawanda Street , Buffalo, NY 14207



## OFFERING SUMMARY

Sale Price:	\$399,900
Available SF:	7,200 SF
Lease Rate:	\$3,995.00 per month
Lot Size:	0.23 Acres
Year Built:	1940
Building Size:	7,200 SF
Zoning:	C-2 Commercial
Price / SF:	\$55.54

## PROPERTY OVERVIEW

7,200 +/- SF free-standing building available for sale or lease on the corner of Tonawanda St and Ontario St. one of the busiest intersections in the Riverside Community. Former Aarons Rental in a well-maintained building. A small fenced-in paved lot allows loading and unloading easily obtained. Great location for any small retail, service, office, or restaurant use. On/Off ramps for New York State Thruway I-190 is located 1/4+/- mile south of Ontario Street at Niagara Street.

## LOCATION OVERVIEW

Located at the corner of Ontario Street & Tonawanda Street in the Riverside Community of Buffalo, NY. Minutes from the shopping district in Delaware North, Elmwood Village, and Downtown Buffalo. Access to New York State Thruway I-190. Miles from Canadian & United States Boarder.

## PROPERTY HIGHLIGHTS

- Traffic Count: 16,129 +/- Cars Daily combined count on Tonawanda St and Ontario St
- Excellent Exposure
- Well Maintained Building
- Large Windows Across Front of Building



**RICK RECCKIO**  
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ADDITIONAL PHOTOS

# Retail Space

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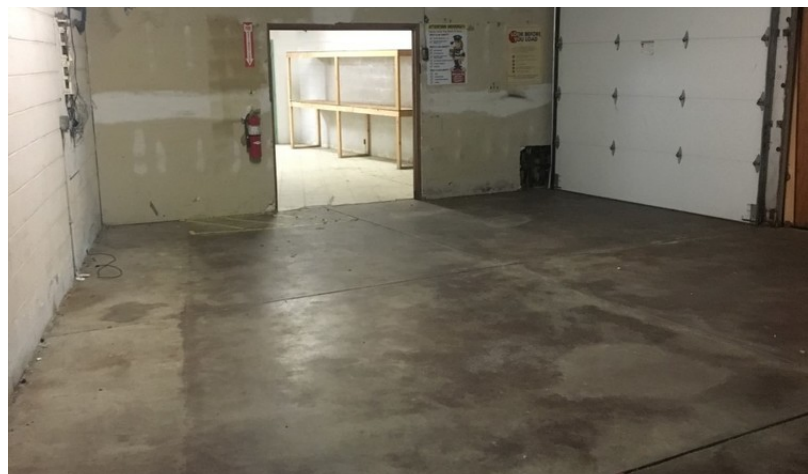
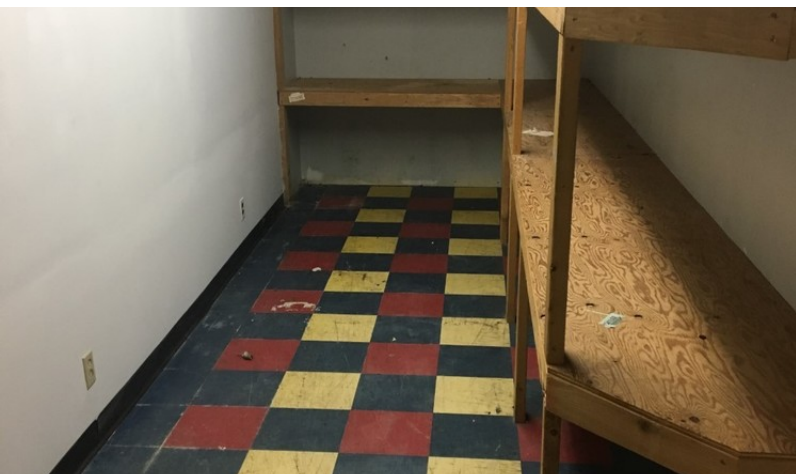
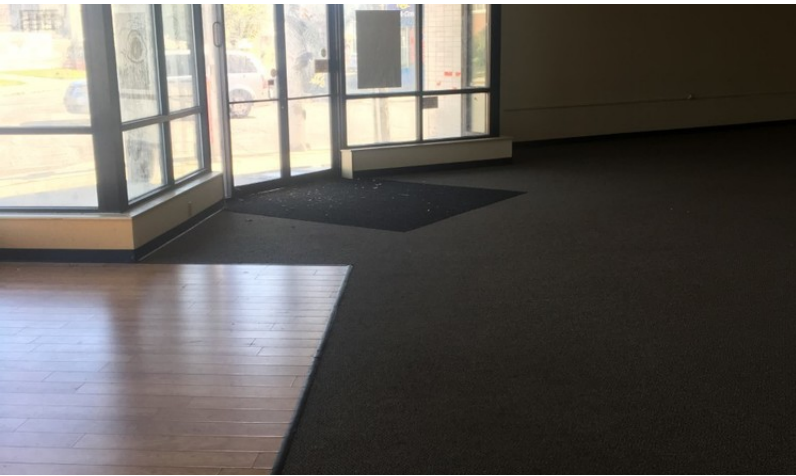
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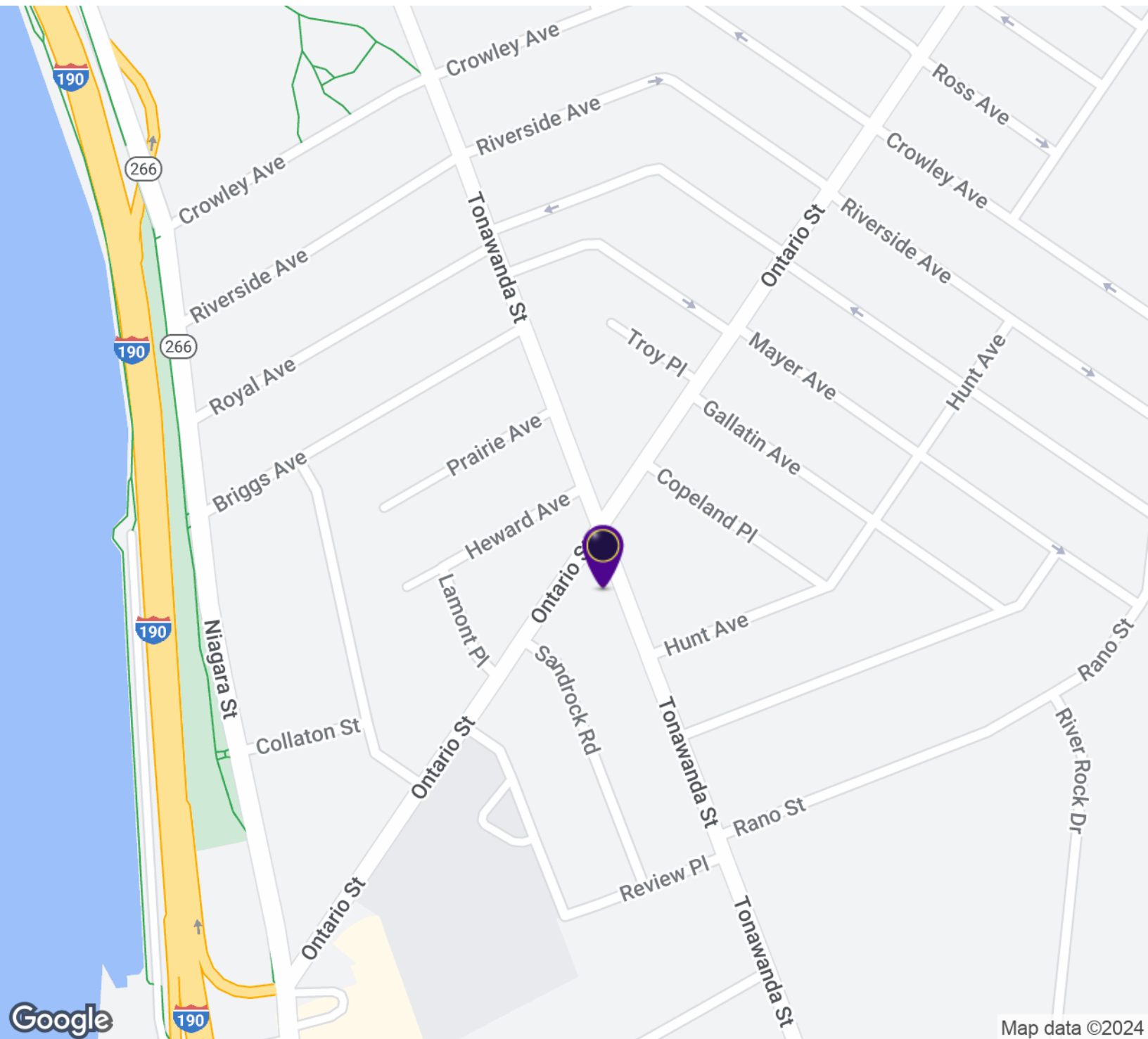


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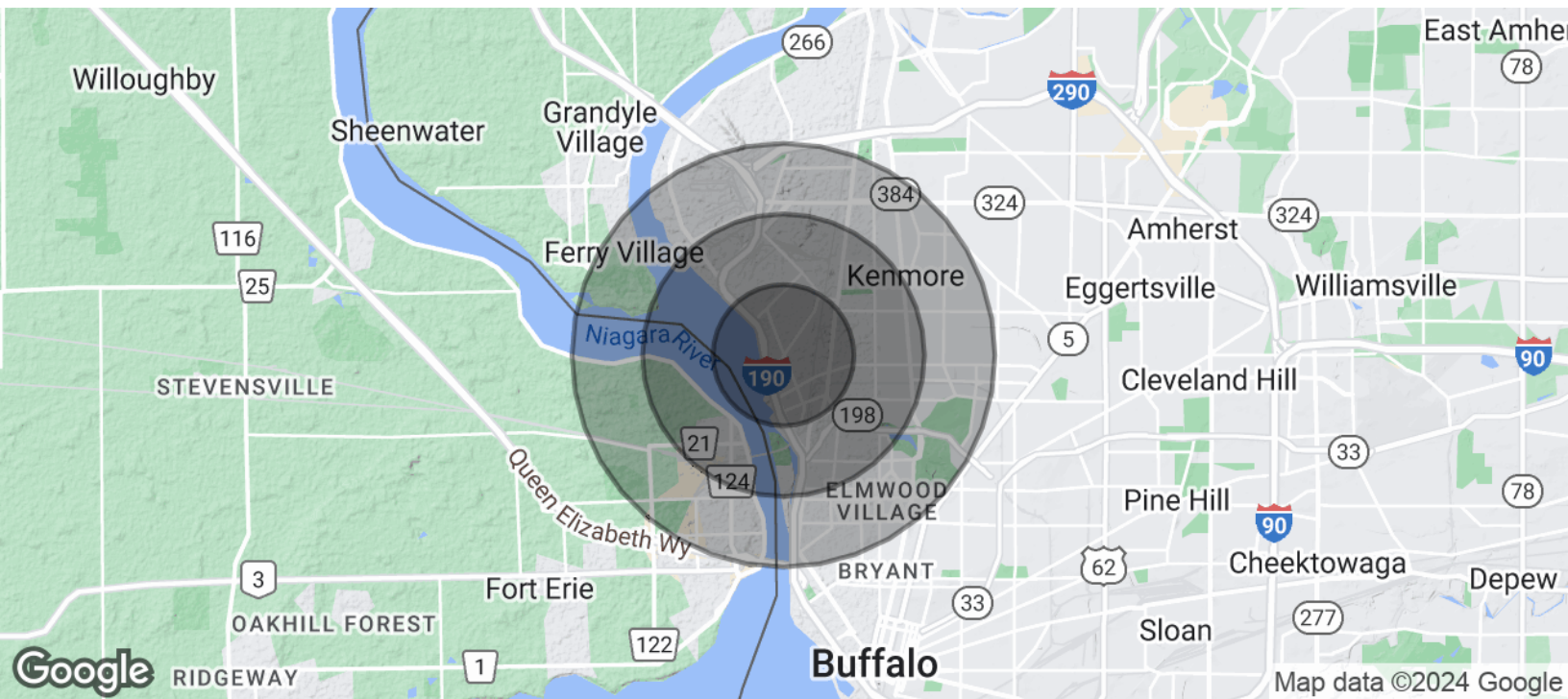
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# Retail Space

776 Tonawanda Street , Buffalo, NY 14207



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	19,360	45,912	107,215
Average Age	33.0	32.6	34.1
Average Age (Male)	32.3	31.5	33.0
Average Age (Female)	34.5	34.2	35.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,794	17,553	44,548
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$38,622	\$38,745	\$49,409
Average House Value	\$61,134	\$73,771	\$137,060

\* Demographic data derived from 2020 ACS - US Census



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