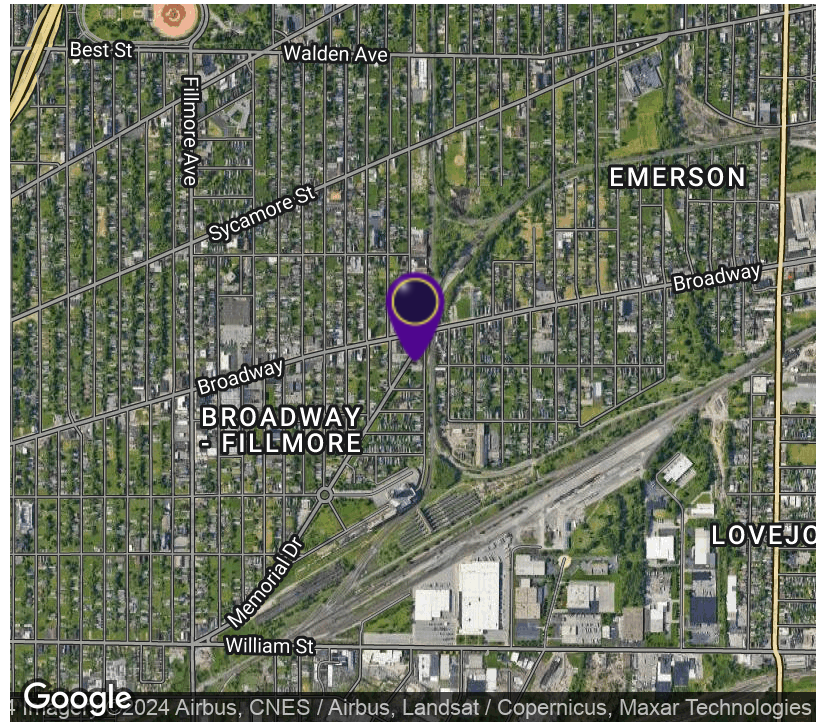


# Former Ice Cream Shop

419 Memorial Drive, Buffalo, NY 14212



## OFFERING SUMMARY

Available SF: 663 SF

Lease Rate: \$2,000.00 per month  
(Gross)

Lot Size: 0.2 Acres

Year Built: 1940

Building Size: 663 SF

Zoning: Commercial

## PROPERTY OVERVIEW

Former Ice Cream shop located in a centralized area of Downtown Buffalo. Ideal for any business. Ample Parking. 663+/- SF building with great visibility. Owner looking to lease property.

## LOCATION OVERVIEW

Located at the corner of Memorial & Broadway this location has great access to all local traffic. Centrally located to all major routes, downtown Buffalo, and in a heavily populated residential area.

## PROPERTY HIGHLIGHTS

- 663+/- SF Space
- Former Ice Cream Shop
- Excellent Location
- Ample Parking
- Great Visibility



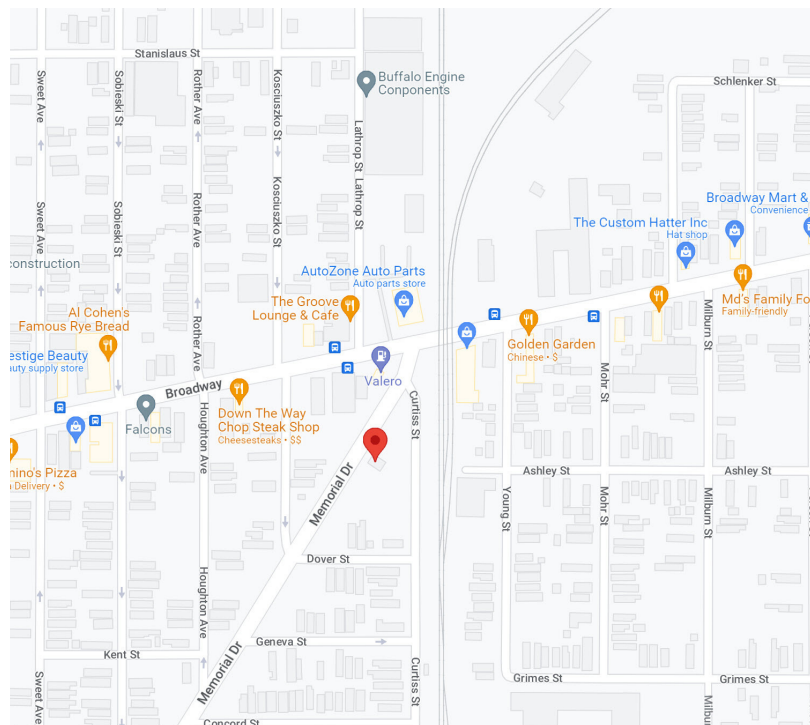
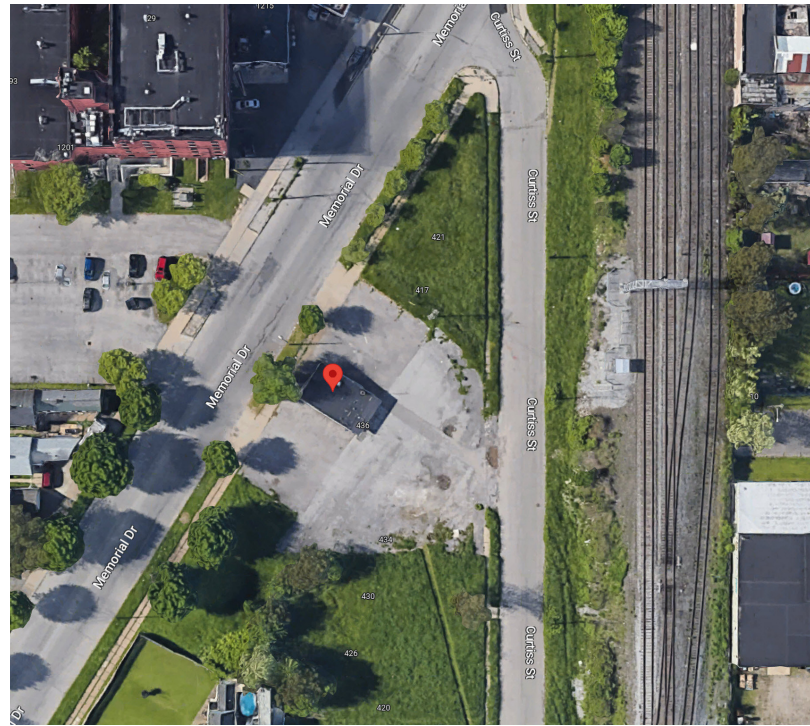
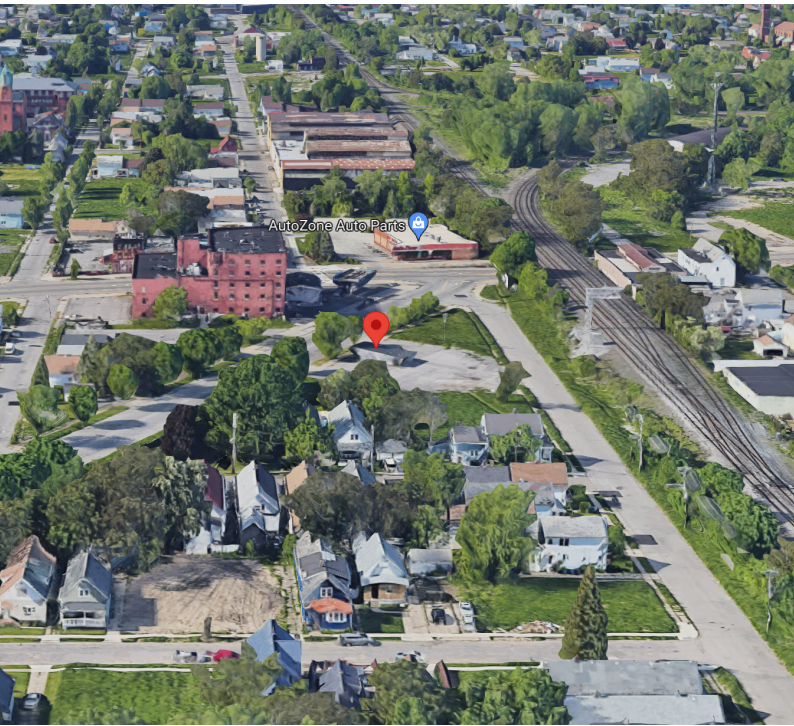
**RICK RECCKIO**  
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4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
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ADDITIONAL PHOTOS

# Former Ice Cream Shop

419 Memorial Drive, Buffalo, NY 14212

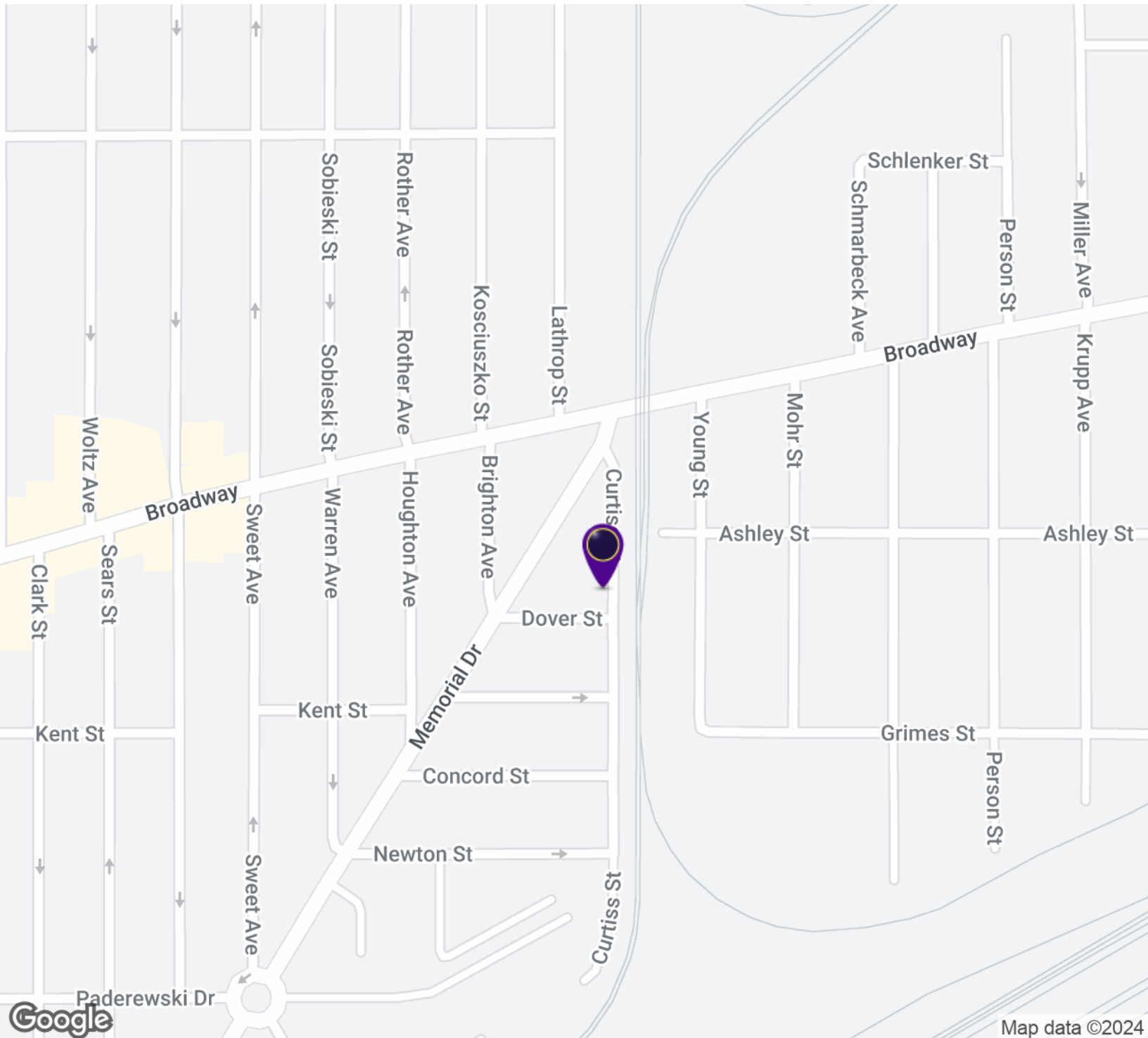


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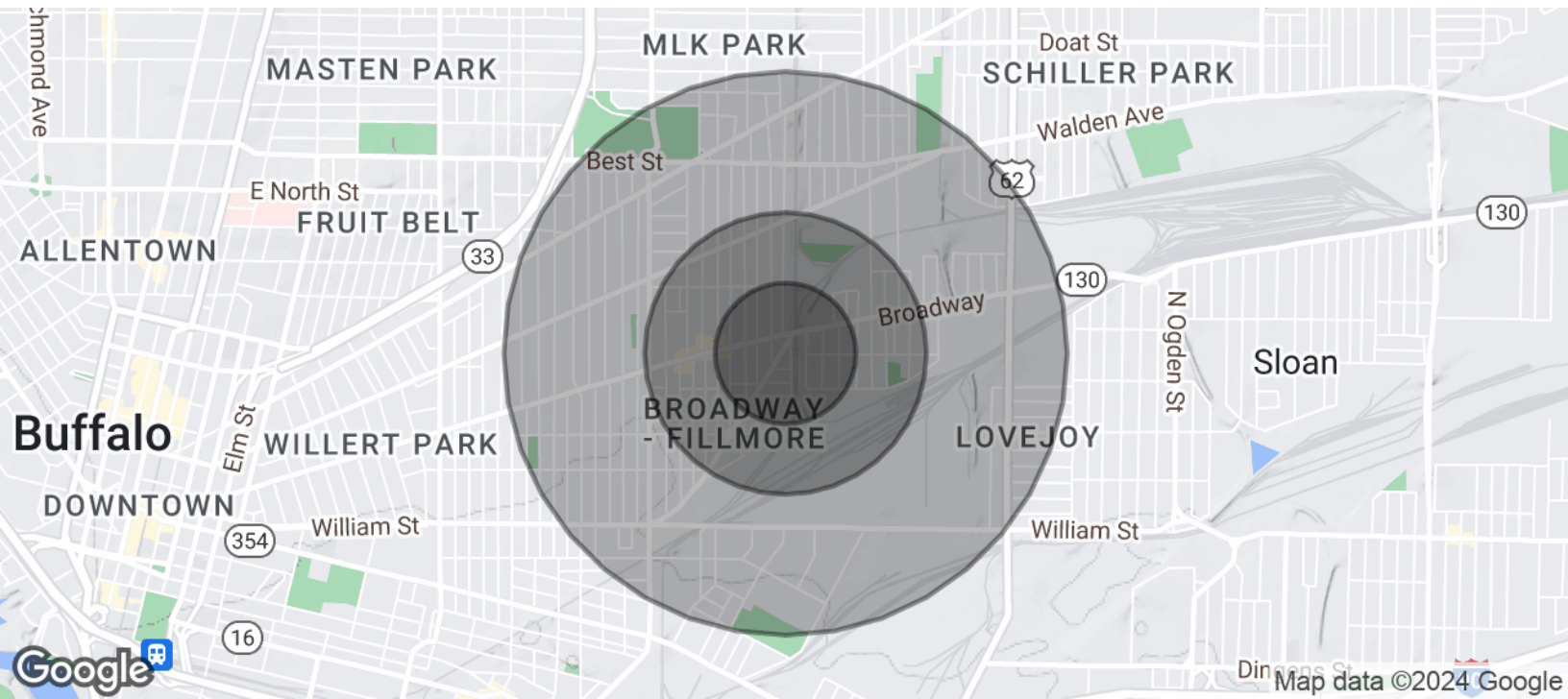
# Former Ice Cream Shop

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# Former Ice Cream Shop

419 Memorial Drive, Buffalo, NY 14212



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	941	3,924	15,383
Average Age	29.1	33.8	34.6
Average Age (Male)	26.7	34.1	33.0
Average Age (Female)	28.3	31.8	34.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	433	2,054	8,476
# of Persons per HH	2.2	1.9	1.8
Average HH Income	\$24,524	\$22,135	\$25,033
Average House Value	\$39,703	\$45,861	\$48,832

\* Demographic data derived from 2020 ACS - US Census