

477 ELMWOOD AVE

477 Elmwood Ave
Buffalo, NY 14222



PROPERTY DESCRIPTION

New renovated building with three first floor commercial spaces available for lease. The building also offers a basement with storage for each commercial space. There is off-street parking in the rear of building, and additional parking on the street as well as at the parking garage located at 489 Elmwood.

LOCATION DESCRIPTION

The available building is located on a corner in the Elmwood Village. A popular neighborhood in the city of Buffalo, NY, Elmwood Village is bordered by Buffalo State College campus, and Delaware Park, a historic park system design by Frederick Law Olmsted. Elmwood Village is home to numerous local bars, restaurants, and shops, as well as several national retailers including Starbucks, Bank of America, M&T Bank, and Panera. As one of Upstate New York's most popular neighborhoods, Elmwood Village has a population of highly educated young working professionals.

PROPERTY HIGHLIGHTS

- Newly renovated building
- Corner lot
- Located in a vibrant, walkable neighborhood
- Building signage

SPACES	LEASE RATE	SIZE (SF)
Available Space 1	\$25.00 SF/yr	1,178
Available Space 2	\$25.00 SF/yr	2,283
Available Space 3	\$25.00 SF/yr	2,460



Joseph Jacobi Jr.

716.863.7731 | joe@donovanres.com

460 East Ave, Rochester, NY 14607

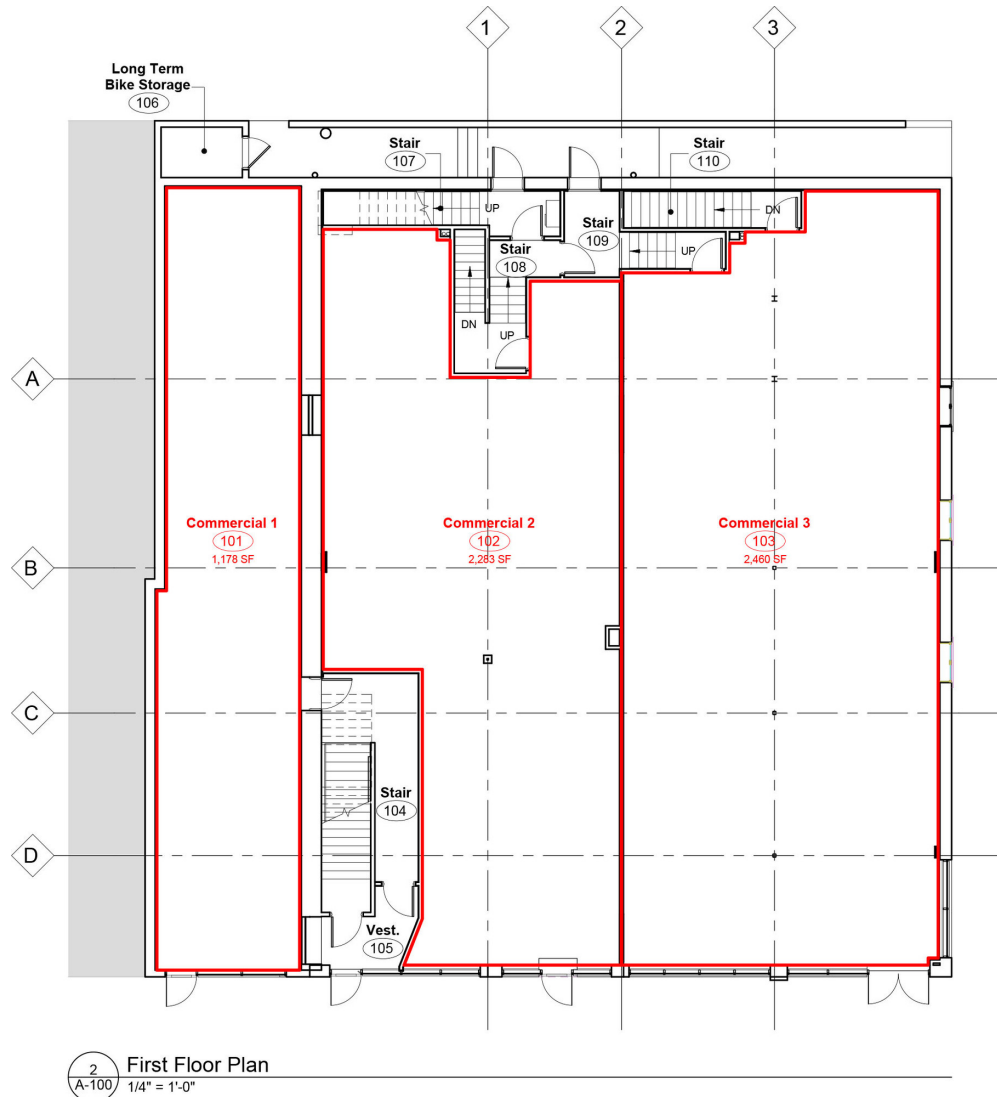
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Available Space 1	Available	1,178 SF	Gross Lease + Utilities	\$25.00 SF/yr	TI allowance of \$55/SF
Available Space 2	Available	2,283 SF	Gross Lease + Utilities	\$25.00 SF/yr	TI allowance of \$55/SF
Available Space 3	Available	2,460 SF	Gross Lease + Utilities	\$25.00 SF/yr	TI allowance of \$55/SF



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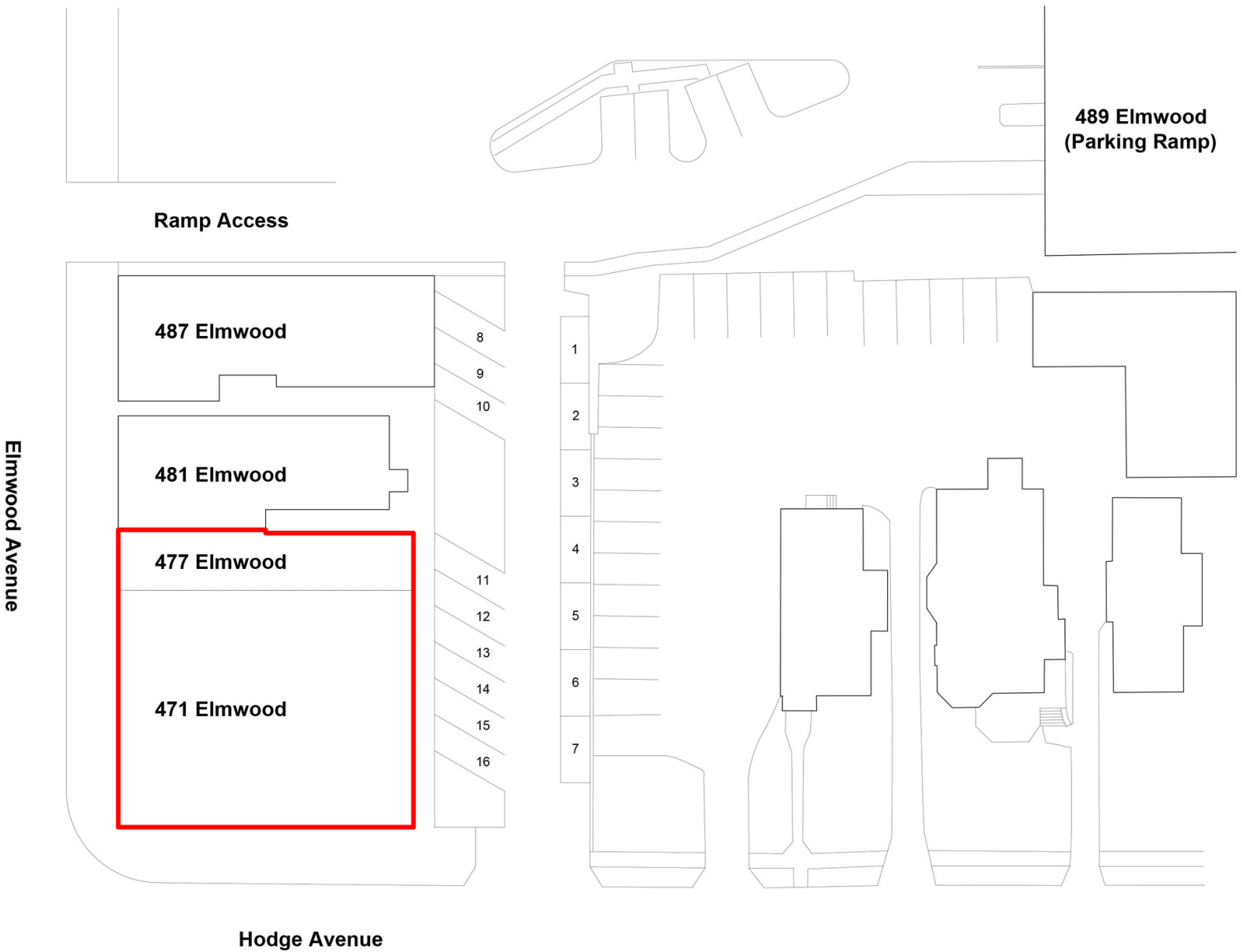
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Site Plan
1/16" = 1'-0"



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DEMOGRAPHICS	1 MI	2 MI	3 MI	10 MIN
Population				
2022 Estimated Population	39,040	90,791	150,003	183,028
2027 Projected Population	38,782	92,327	152,784	185,909
2020 Census Population	39,039	90,561	149,659	182,837
2010 Census Population	36,740	85,373	141,362	173,139
2022 Median Age	34.4	33.6	34.0	33.8
Households				
2022 Estimated Households	19,494	40,554	66,817	79,787
2027 Projected Households	19,380	41,298	68,184	81,230
2020 Census Households	19,407	40,291	66,317	79,290
2010 Census Households	18,366	37,719	62,675	75,322
Race and Ethnicity				
2022 Estimated White	60.3%	44.7%	43.6%	39.7%
2022 Estimated Black or African American	20.4%	33.9%	35.6%	39.8%
2022 Estimated Asian or Pacific Islander	8.0%	9.6%	9.4%	9.4%
2022 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.5%	0.5%
2022 Estimated Other Races	10.7%	11.3%	10.9%	10.7%
2022 Estimated Hispanic	13.1%	13.7%	13.0%	12.7%
Income				
2022 Estimated Average Household Income	\$69,288	\$60,589	\$58,814	\$55,651
2022 Estimated Median Household Income	\$55,316	\$48,682	\$45,659	\$43,109
2022 Estimated Per Capita Income	\$34,723	\$27,475	\$26,486	\$24,516
Education (Age 25+)				
2022 Estimated High School Graduate	18.3%	22.2%	24.0%	25.7%
2022 Estimated Some College	14.5%	17.3%	17.4%	18.4%
2022 Estimated Associates Degree Only	7.8%	8.9%	9.6%	9.9%
2022 Estimated Bachelors Degree Only	23.9%	20.0%	19.0%	17.3%
2022 Estimated Graduate Degree	24.9%	18.4%	16.3%	14.5%
2022 Estimated College Educated	71.1%	64.6%	62.3%	60.1%
Business				
2022 Estimated Total Businesses	1,600	3,980	6,150	6,758
2022 Estimated Total Employees	18,542	74,766	107,673	114,643
2022 Estimated Employee Population per Business	11.6	18.8	17.5	17.0
2022 Estimated Residential Population per Business	24.4	22.8	24.4	27.1



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