

1495 HERTEL AVE

1495 Hertel Ave
Buffalo, NY 14621



LOCATION DESCRIPTION

Hertel Ave, located in the North Park neighborhood of Buffalo has seen an influx of new bars, restaurants and shops complement the neighborhood's established eateries and long-tenured businesses. The North Park Theatre, a nearly century-old moviehouse, newly restored and its neon glittering once again, serves as the street's focal point, surrounded by a supporting cast of local restaurants like Mes Que, Spot Coffee and Lloyd Taco. The available space is located in the same building as Lloyd Taco and Sterling Tap & Wurst.

Hertel Ave stands out as one of Buffalo's most diverse business districts, with recently-arrived Middle Eastern chefs selling shawarma and halal alongside old school Italian delicatessens, restaurants and pizza parlors. This mix of old and new is making Hertel the neighborhood of choice for a 20- and 30-something crowd of locals and visitors.

PROPERTY DESCRIPTION

Join Lloyds Taco, and Sterling Tap & Wurst in the vibrant Hertel Ave commercial corridor. The available space is a Street Retail space, with a modified gross lease. CAMs are included in the rent, tenant will pay all utilities.

PROPERTY HIGHLIGHTS

- Vibrant neighborhood
- Same building as popular restaurants for instant foot traffic
- Popular neighborhood with young professionals
- CAMs included with rent, tenant pays utilities

SPACES	LEASE RATE	SIZE (SF)
Available Space	\$2,000 per month	1,200



Joseph Jacobi Jr.

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,200 SF	Lease Rate:	\$2,000.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Available Space	Available	1,200 SF	Modified Gross	\$2,000 per month	CAMs included with rent, tenant pays utilities



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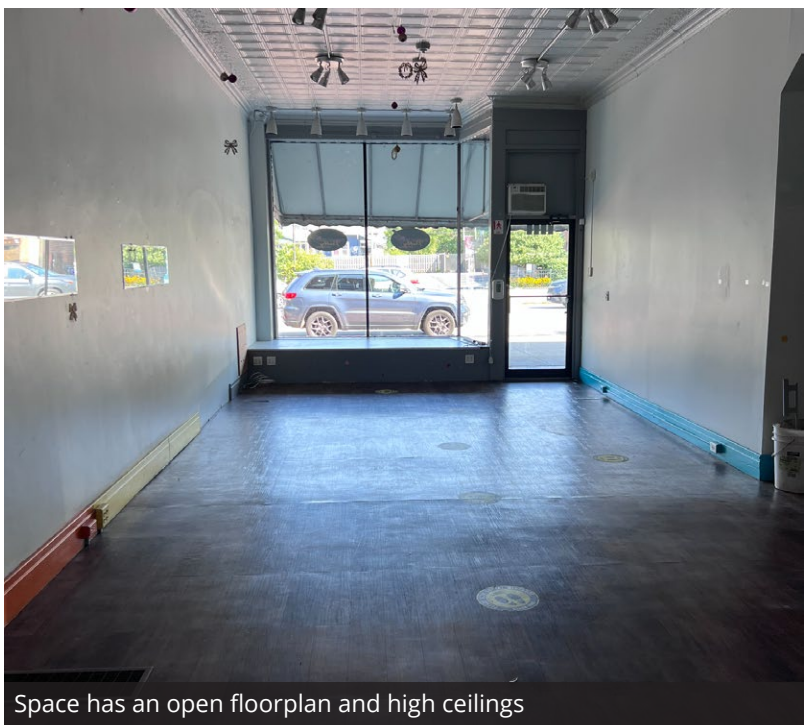
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Building is located at a signalized intersection



Available space has great signage and large windows



Space has an open floorplan and high ceilings



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