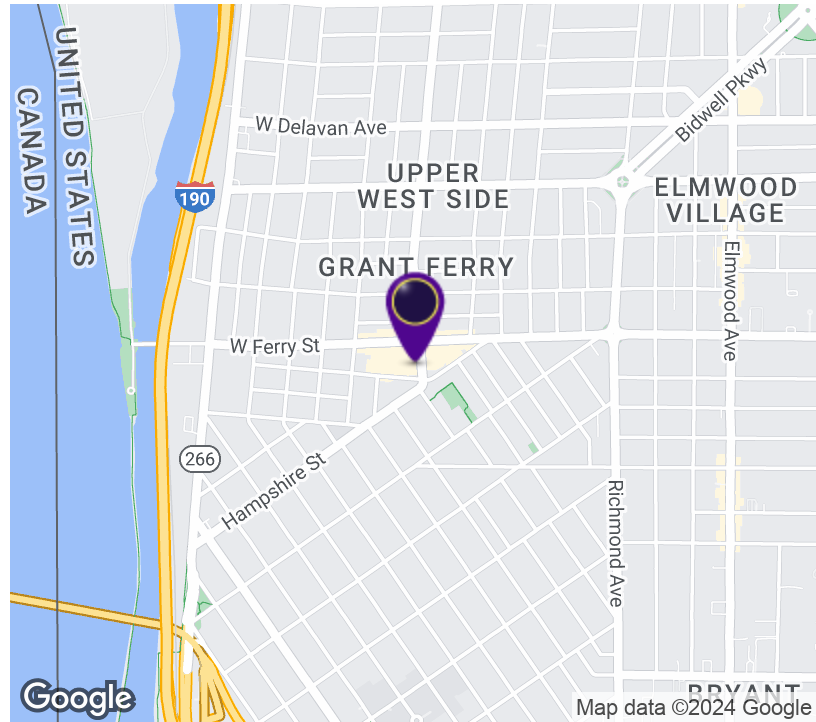


# 10,908+/- SF SPACE

## 291 West Ferry Street, Buffalo, NY 14213



### OFFERING SUMMARY

Sale Price: Call for More Details

Available SF: 10,908 SF

Lease Rate: Call for Details

Lot Size: 1.0 Acres

Year Built: 2000

Building Size: 10,908 SF

Zoning: Commercial

### PROPERTY OVERVIEW

10,908+/- SF property located on 1.04+/- acres in Buffalo, NY. This former Rite Aid, offers an superb location on the corner of West Ferry Street and Grant Street with a traffic signal this property has excellent visibility and also accessible from Arkansas Street. Building is Drive-Thru accessible. 34+/- paved parking spaces with lighting. Combined traffic count of 21,094+/- vehicles per day. The near by businesses create an active retail and commercial pathway which creates foot traffic and exposure.

### LOCATION OVERVIEW

Located on the corner of West Ferry St and Grant St. Situated adjacent to Family Dollar and Aarons, while being across the street from Dollar General, True Value, MetroPCS, and Key Bank. Minutes form the US/Canada border with access to the Peace Bridge and the I-90 Expressway

### PROPERTY HIGHLIGHTS

- 10,908+/- SF Space
- 1+/- Acres
- Central Neighborhood Location
- 



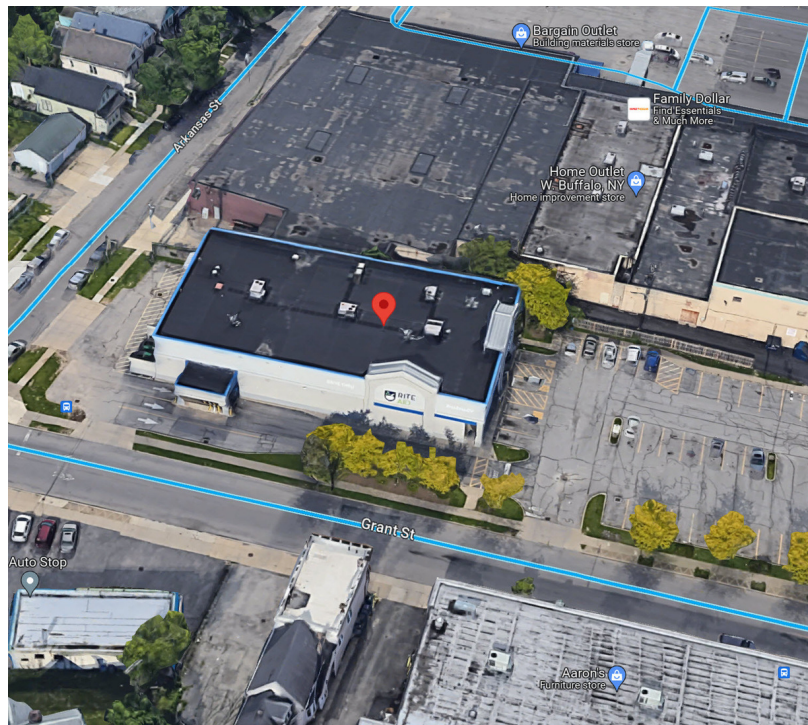
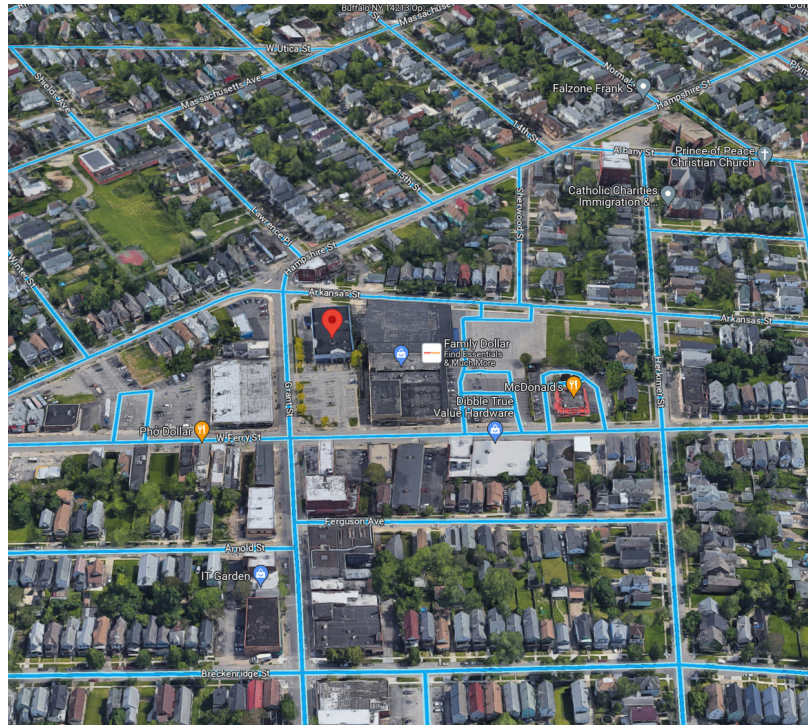
**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

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



ADDITIONAL PHOTOS

10,908+/- SF SPACE  
291 West Ferry Street, Buffalo, NY 14213



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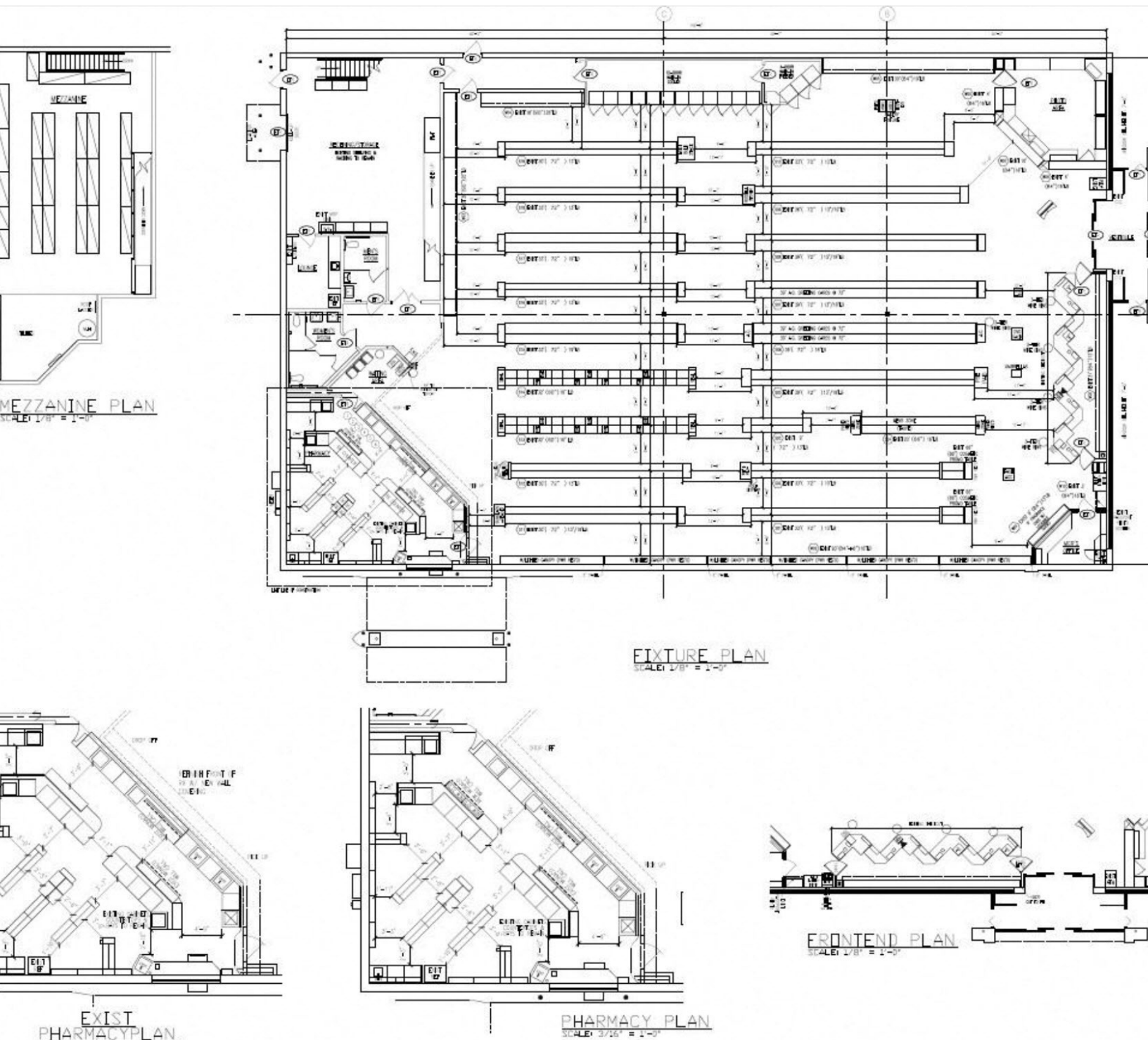
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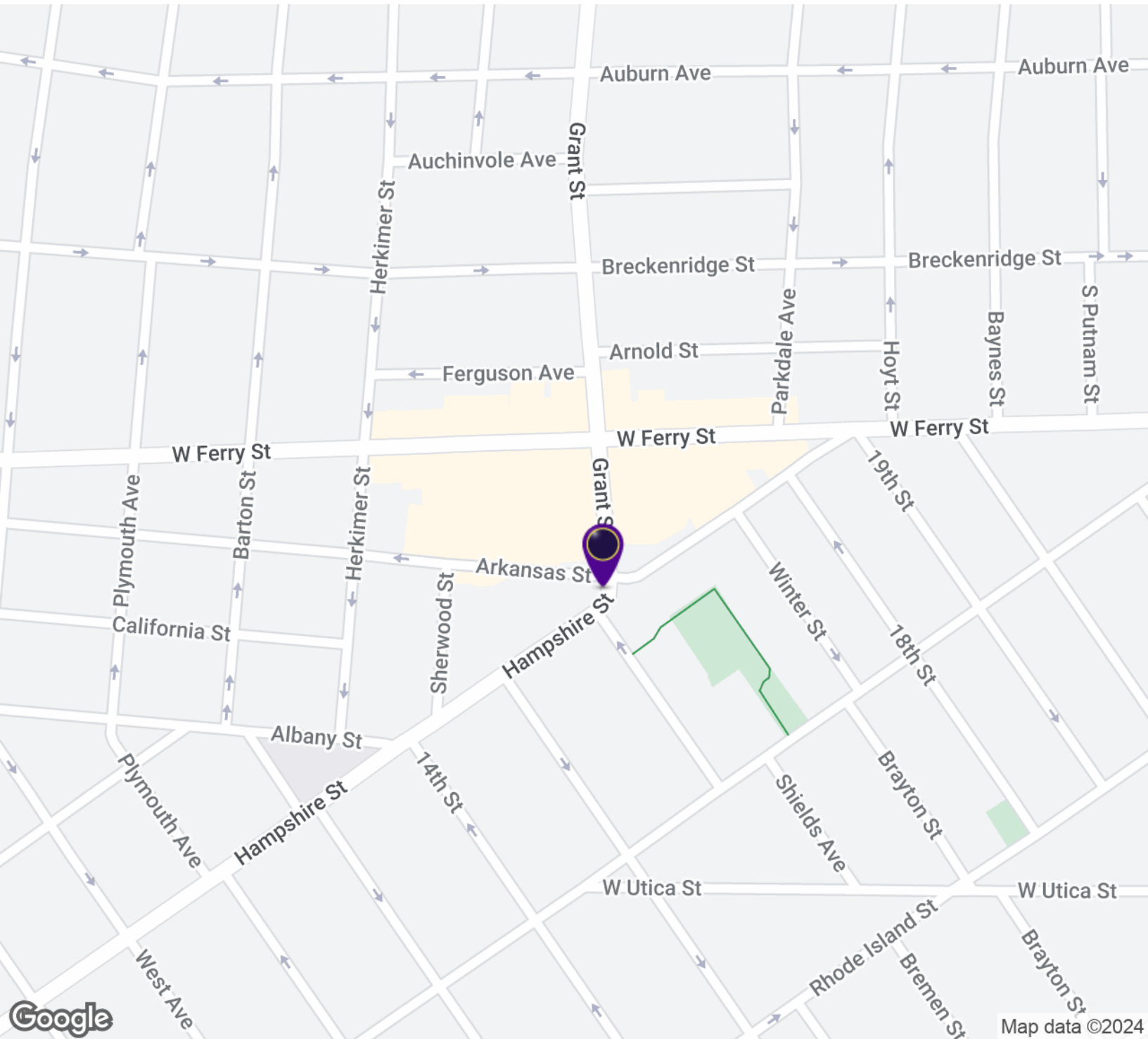
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## LOCATION MAP

# 10,908+/- SF SPACE

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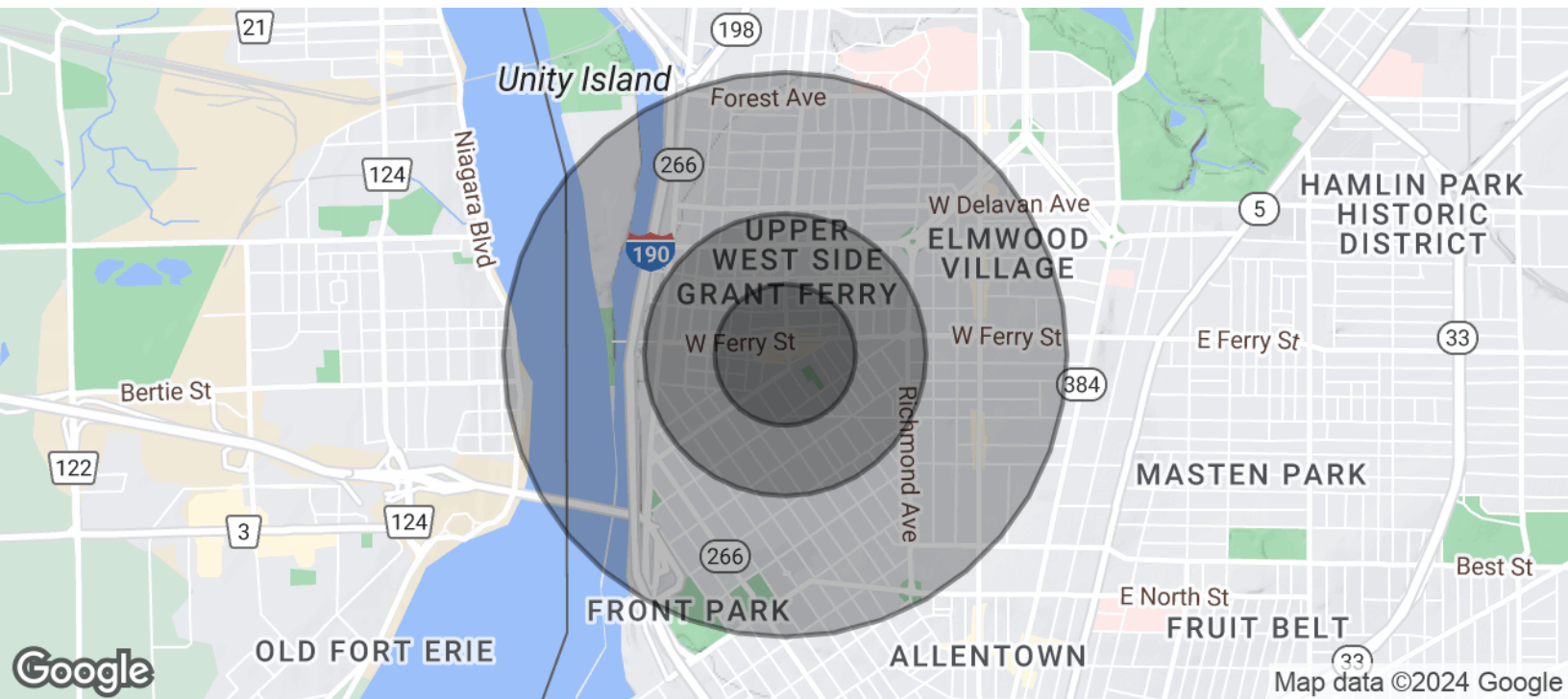
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## DEMOGRAPHICS MAP & REPORT

# 10,908+/- SF SPACE

291 West Ferry Street, Buffalo, NY 14213



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,021	11,160	32,812
Average Age	29.1	30.2	32.2
Average Age (Male)	27.3	30.2	32.3
Average Age (Female)	28.9	30.2	32.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,340	5,296	17,128
# of Persons per HH	2.3	2.1	1.9
Average HH Income	\$41,579	\$48,541	\$60,414
Average House Value	\$77,703	\$107,851	\$204,564

2020 American Community Survey (ACS)



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