

547 ELMWOOD AVE

547 Elmwood Ave
Buffalo, NY 14222



PROPERTY DESCRIPTION

Available retail or restaurant space for lease. The 2,225 SF space is currently built out as a cafe and retail space with coolers, a service/prep area, and table seating for customers. The floorplan and neighborhood is able to accommodate a large variety of retail and restaurant concepts.

LOCATION DESCRIPTION

The available building is located on a corner in Elmwood Village. A popular neighborhood in the city of Buffalo, NY, Elmwood Village is bordered by the Buffalo State College campus and Delaware Park, a historic park system designed 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

- NNN Lease
- Nets are \$864/month
- Turnkey condition
- Excellent neighborhood
- Building is located on a corner

SPACES	LEASE RATE	SIZE (SF)
Available Space	\$15.00 SF/yr	2,225



Joseph Jacobi Jr.

716.863.7731 | joe@donovanres.com

460 East Ave, Rochester, NY 14607

www.donovanres.com

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,225 SF	Lease Rate:	\$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Available Space	Available	2,225 SF	NNN	\$15.00 SF/yr	NNN's are \$864/month



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AVAILABLE
2,225 SF
STREET RETAIL

INIZIO

MILKIE'S

SIAGON CAFE

MYTHOS

504 ELMWOOD LOFTS

TASTE OF ASIA

OTHIN MAN BREWERY



BLUE MOUNTAIN COFFEES

ELMWOOD SQUARE APARTMENTS

AURUM JEWELERS

HODGE

CROSSROADS OF THE WORLD'S VINTAGES
WINE & SPIRITS SINCE 1993

Five Star Bank



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