

FORMER TGI FRIDAYS

601 Main Street
Buffalo, NY 14203



PROPERTY DESCRIPTION

Former 9,648 restaurant with 156 seats. The restaurant has a separate entrance to the street and is also connected to a 146-room Holiday Inn Express & Suites. The restaurant has multiple indoor seating areas, outdoor patio seating, and a large u-shaped bar.

LOCATION DESCRIPTION

Downtown Buffalo restaurant space that is located on a corner in a Holiday Inn Express & Suites. This site is in the heart of vibrant, popular, and active area that appeals to young professionals and recent college graduates. There are other nearby hotels (Embassy Suites, Hampton Inn & Suites, Curtiss Hotel, and Hyatt Regency) and local bars, restaurants, and nightclubs in the area as well.

This section of downtown is active during the day as well, with New Era's flagship store, Fountain Plaza, the Convention Center and multiple local, state, and federal office buildings nearby. Offices include City Hall, Western NY District Federal Court, FBI, IRS, and VA offices, as well as Buffalo Police Headquarters and Erie County Court.

PROPERTY HIGHLIGHTS

- Real Estate Taxes - \$22,359/yr
- Connected to 146-room hotel
- Separate entrance to street
- Available June 30, 2024 or sooner with 30-day notice

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	9,648 SF
Building Size:	9,648 SF



Brian Donovan
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460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934



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Restaurant space has building signage on two street corners, and outdoor patio seating



Restaurant space has building signage on two street corners, and a pylon sign



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DEMOGRAPHICS	.5 MI	1 MI	1.5 MI	2 MI
Population				
2023 Estimated Population	3,679	22,321	42,326	69,484
2028 Projected Population	4,366	23,312	43,211	69,016
2020 Census Population	3,397	21,164	41,087	68,622
2010 Census Population	3,101	20,005	39,221	65,359
2023 Median Age	32.8	35.1	36.0	36.3
Households				
2023 Estimated Households	2,237	12,223	22,646	35,052
2028 Projected Households	2,775	13,029	23,403	35,206
2020 Census Households	1,884	10,953	20,865	33,070
2010 Census Households	1,462	9,899	19,556	31,356
Race and Ethnicity				
2023 Estimated White	55.0%	47.9%	47.8%	49.8%
2023 Estimated Black or African American	28.7%	34.0%	34.2%	31.1%
2023 Estimated Asian or Pacific Islander	3.4%	3.8%	5.0%	6.6%
2023 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.6%	0.6%
2023 Estimated Other Races	12.3%	13.7%	12.4%	11.8%
2023 Estimated Hispanic	19.5%	21.3%	18.4%	17.3%
Income				
2023 Estimated Average Household Income	\$80,326	\$65,531	\$66,693	\$71,811
2023 Estimated Median Household Income	\$65,060	\$48,173	\$49,285	\$51,765
2023 Estimated Per Capita Income	\$50,172	\$36,443	\$36,032	\$36,506
Education (Age 25+)				
2023 Estimated High School Graduate	19.5%	24.6%	24.8%	24.7%
2023 Estimated Some College	14.0%	16.2%	17.2%	17.0%
2023 Estimated Associates Degree Only	8.8%	8.2%	8.6%	8.7%
2023 Estimated Bachelors Degree Only	26.2%	21.4%	20.0%	19.6%
2023 Estimated Graduate Degree	19.6%	16.2%	15.7%	15.2%
2023 Estimated College Educated	68.6%	62.0%	61.5%	60.5%
Business				
2023 Estimated Total Businesses	1,358	2,306	3,109	4,009
2023 Estimated Total Employees	31,505	49,946	60,723	69,159
2023 Estimated Employee Population per Business	23.2	21.7	19.5	17.2
2023 Estimated Residential Population per Business	2.7	9.7	13.6	17.3



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