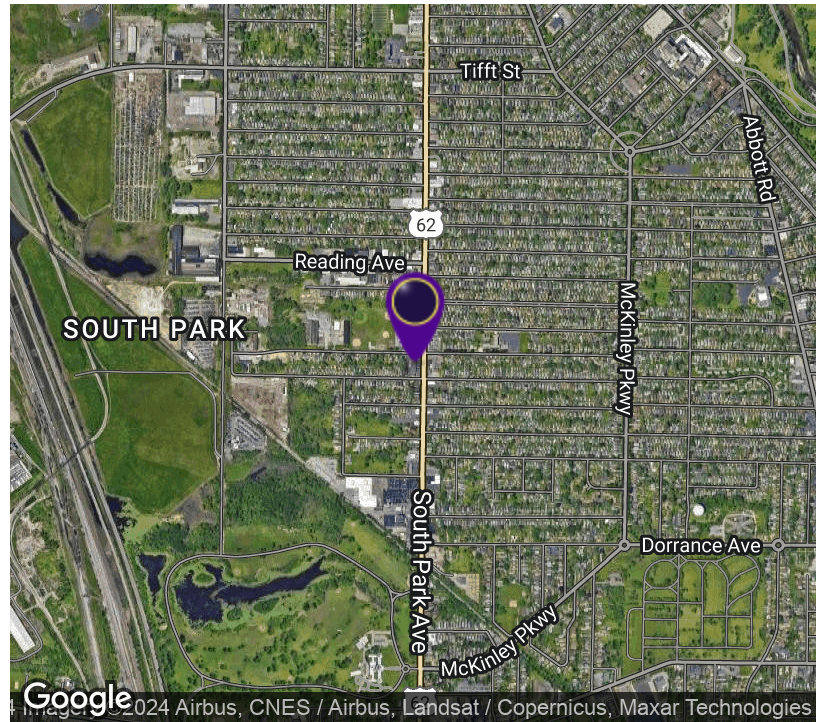


Retail & Office Space

2227 S Park Ave, Buffalo, NY 14220



OFFERING SUMMARY

Available SF:	2,220 SF
Lease Rate:	\$11.75 SF/yr (\$2.90 NNN)
Lot Size:	0.93 Acres
Year Built:	2007
Building Size:	23,288 SF
Renovated:	2019
Submarket:	Greater Buffalo

PROPERTY OVERVIEW

2,200+/- SF Space available . This building sits on a 234.40' x 120' lot. The parking lot is designed to hold 30 vehicles in front of the plaza and 12+/- in the rear of the building. Signage is available on the building and pylon street sign. Adjacent 3 story building has additional 3,600 square feet on each of the three floors. One boiler for all 3 floors. First floor dimensions are 20' x 86' on each side. Building Size is approximately 11,560 Square Feet.

LOCATION OVERVIEW

Between Ridge Road and Tift Street in South Buffalo. Minutes from Downtown Buffalo & New York State Thruway I-190.

PROPERTY HIGHLIGHTS

- 2,200 +/- SF Currently Vacant
- Traffic Signal Access
- Corner Location
- Other Tenants are Aaron's and Leo's Pizzeria



RICK RECCKIO
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ADDITIONAL PHOTOS

Retail & Office Space

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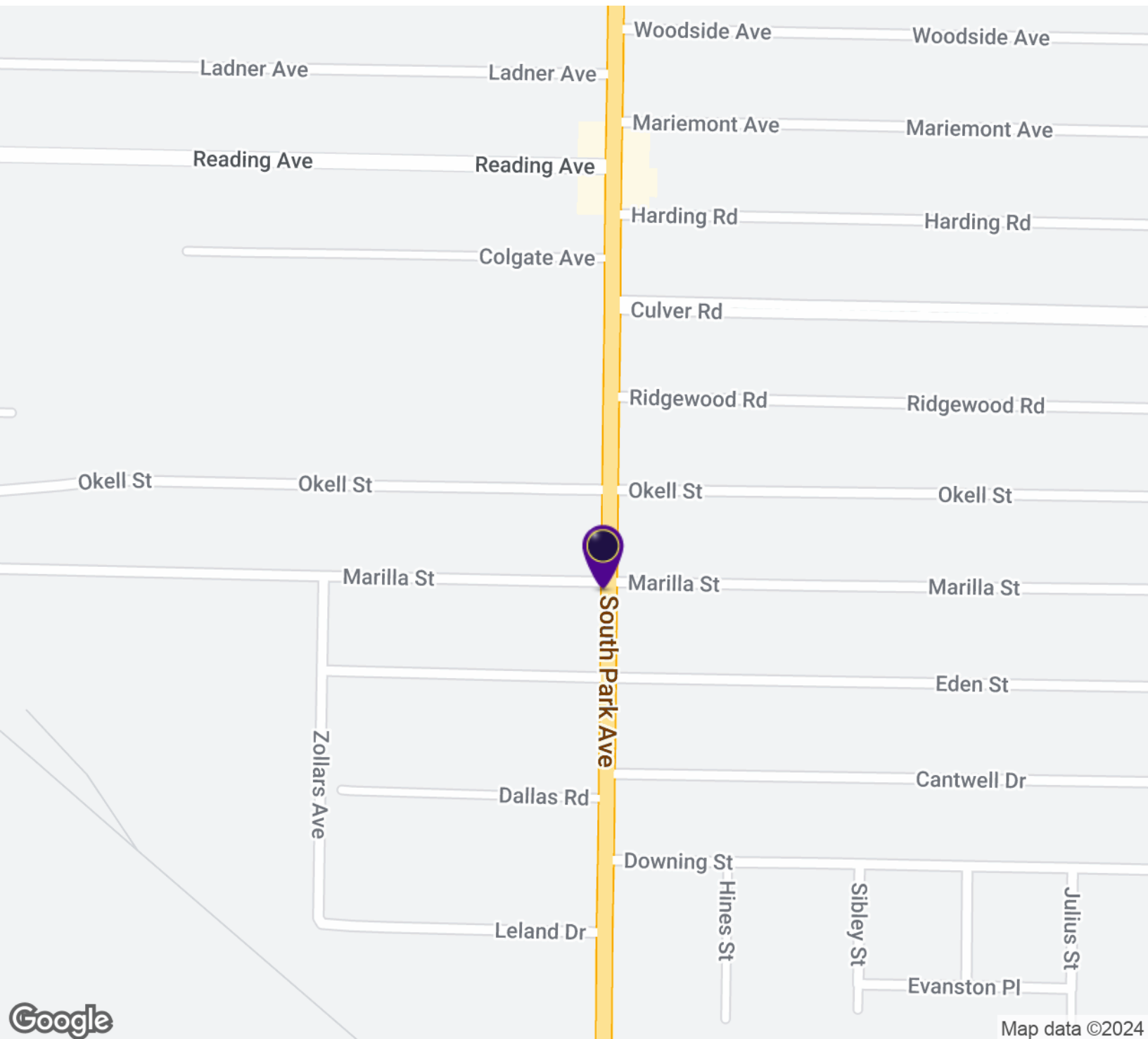


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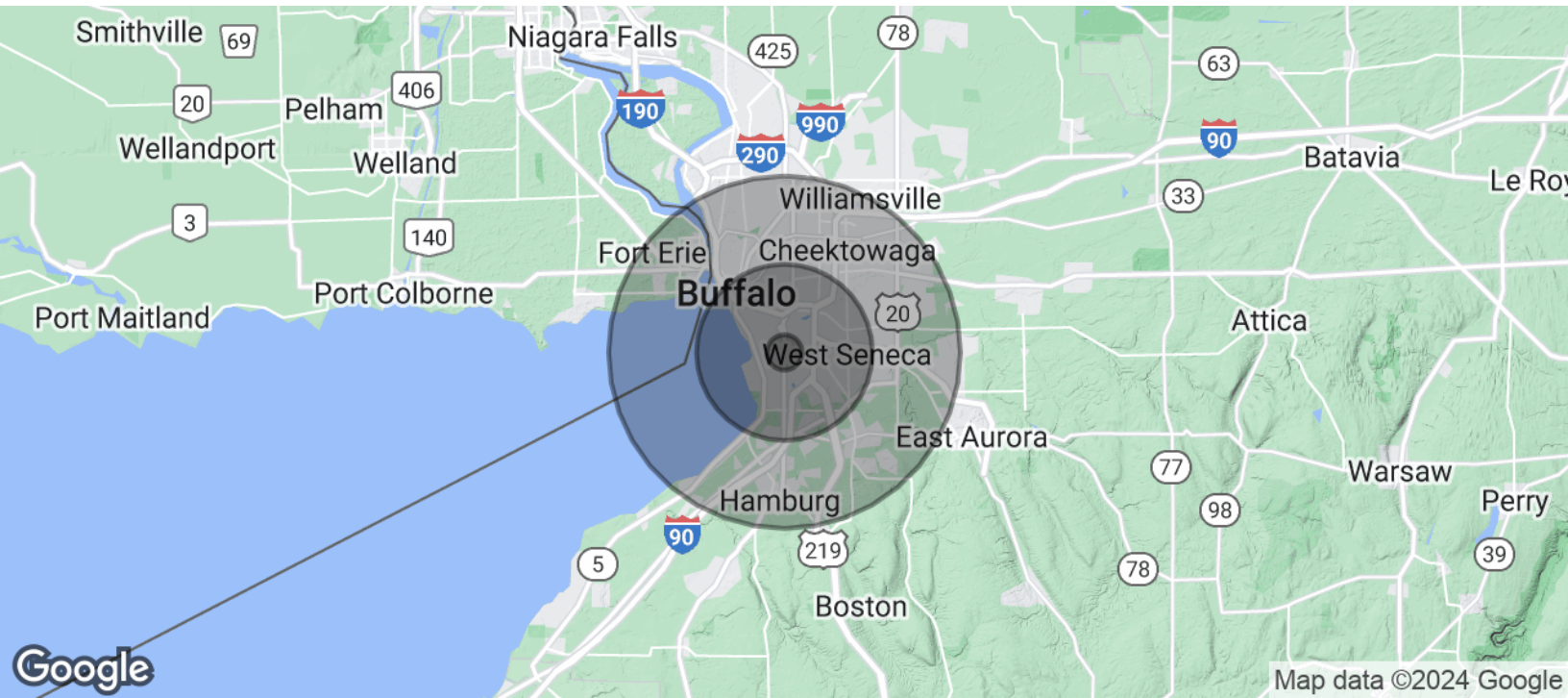


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	18,178	203,095	753,139
Average Age	39.1	39.2	38.4
Average Age (Male)	35.7	37.0	36.4
Average Age (Female)	41.6	41.6	40.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	7,292	88,512	318,732
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$52,045	\$45,111	\$54,122
Average House Value	\$89,702	\$107,711	\$131,062

2020 American Community Survey (ACS)



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