EXECUTIVE SUMMARY

FOR LEASE | OFFICE

Retail & Office Space 2227 S Park Ave, Buffalo, NY 14220



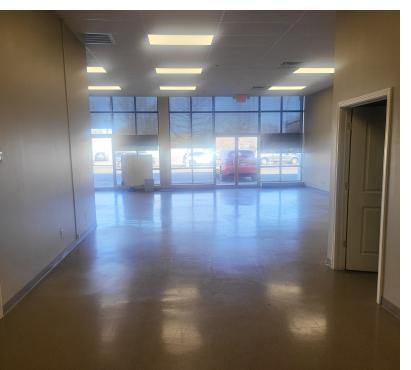
| OFFERING SUMMARY | | PROPERTY OVERVIEW | | |
|------------------|-------------------------------|--|--|--|
| Available SF: | 2,220 SF | 2,200+/- SF Space available . This building sits on a 234.40' x 120' The parking lot is designed to hold 30 vehicles in front of the plaza a 12+/- in the rear of the building. Signage is available on the building of pylon street sign. Adjacent 3 story building has additional 3,600 squa feet on each of the three floors. One boiler for all 3 floors. First fla dimensions are 20' x 86' on each side. Building Size is approximat 11,560 Square Feet. | | |
| Lease Rate: | \$11.75 SF/yr (\$2.90 NNN) | | | |
| Lot Size: | 0.93 Acres | LOCATION OVERVIEW | | |
| Voor Duilt | 2007 | Between Ridge Road and Tift Street in South Buffalo. Minutes from Downtown Buffalo&New York State Thruway I-90. | | |
| Year Built: | | PROPERTY HIGHLIGHTS | | |
| Building Size: | 23,288 SF | 2,200 +/- SF Currently Vacant | | |
| | | Traffic Signal Access | | |
| Renovated: | 2019 | Corner Location | | |
| | | Other Tenants are Aaron's and Leo's Pizzeria | | |
| Submarket: | Greater Buffalo | | | |



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

Retail & Office Space 2227 S Park Ave, Buffalo, NY 14220











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NY & PA Licensed Broker

LOCATION MAP

Retail & Office Space 2227 S Park Ave, Buffalo, NY 14220

| Ladner Ave | Ladner Ave | Woodside Ave | Woodside Ave Woodside Ave | |
|-------------------|----------------|---------------|-------------------------------|--|
| Reading Ave | Reading Ave | Mariemont Ave | Mariemont Ave | |
| | Colgate Ave | Harding Rd | Harding Rd | |
| | | Culver_Rd | | |
| | | Ridgewood Rd | Ridgewood Rd | |
| Okell St Okell St | | Okell St | Okell St | |
| Marilla S | | Marilla St | Marilla St | |
| Zolla | South Park Ave | | Eden St | |
| Zollars Ave | Dallas Rd | Downing St | Cantwell Dr | |
| | Leland Dr | Hines St | Julius St | |
| ලිංංගුලි | | | Evanston Pl Map data ©2024 | |

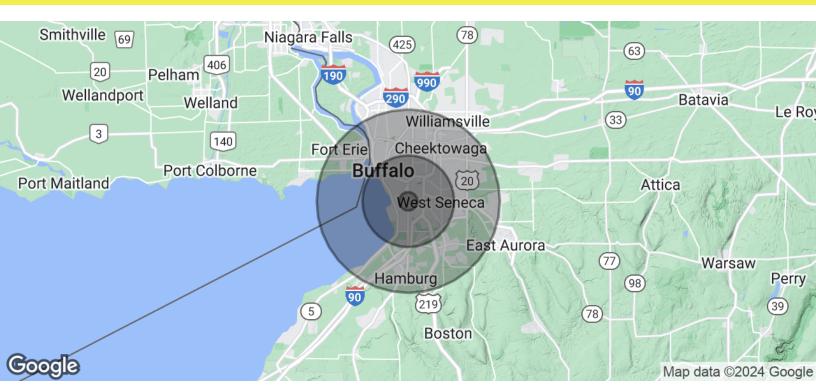


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DEMOGRAPHICS MAP & REPORT

Retail & Office Space 2227 S Park Ave, Buffalo, NY 14220



| 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

2020 American Community Survey (ACS)



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\$89,702

\$107,711

\$131,062