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			



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ADDITIONAL PHOTOS

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











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NY & PA Licensed Broker

LOCATION MAP

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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	
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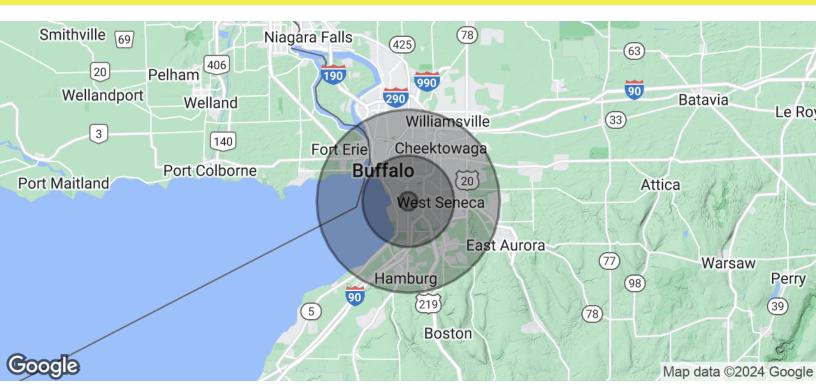


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DEMOGRAPHICS MAP & REPORT

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