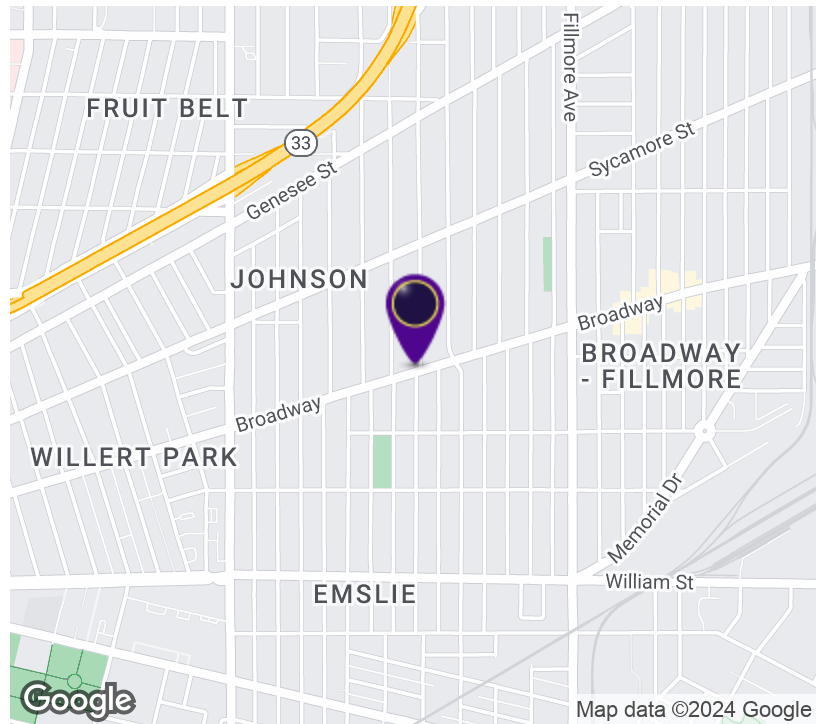


756 Broadway Street

Buffalo, NY 14212



OFFERING SUMMARY

Sale Price:	\$499,900
Available SF:	0.11 Acres
Lease Rate:	\$2,000.00 SF/yr (Gross)
Lot Size:	0.11 Acres
Price / SF:	\$104.33

PROPERTY OVERVIEW

3-story building with a vacant land lot for sale or lease. The building was built in 1920 and is 5,475 SF. Needs a new roof, but otherwise in fair condition. Lot size is 40' x 118'. Great retail/office/development opportunity.

LOCATION OVERVIEW

Located at the corner of Broadway Street and Fox Street in Buffalo, NY.

PROPERTY HIGHLIGHTS

- Minutes From Downtown Buffalo
- Great retail/office/development opportunity.
- Excellent Visibility
- Lot Size is 40' x 118'



RICK RECCKIO
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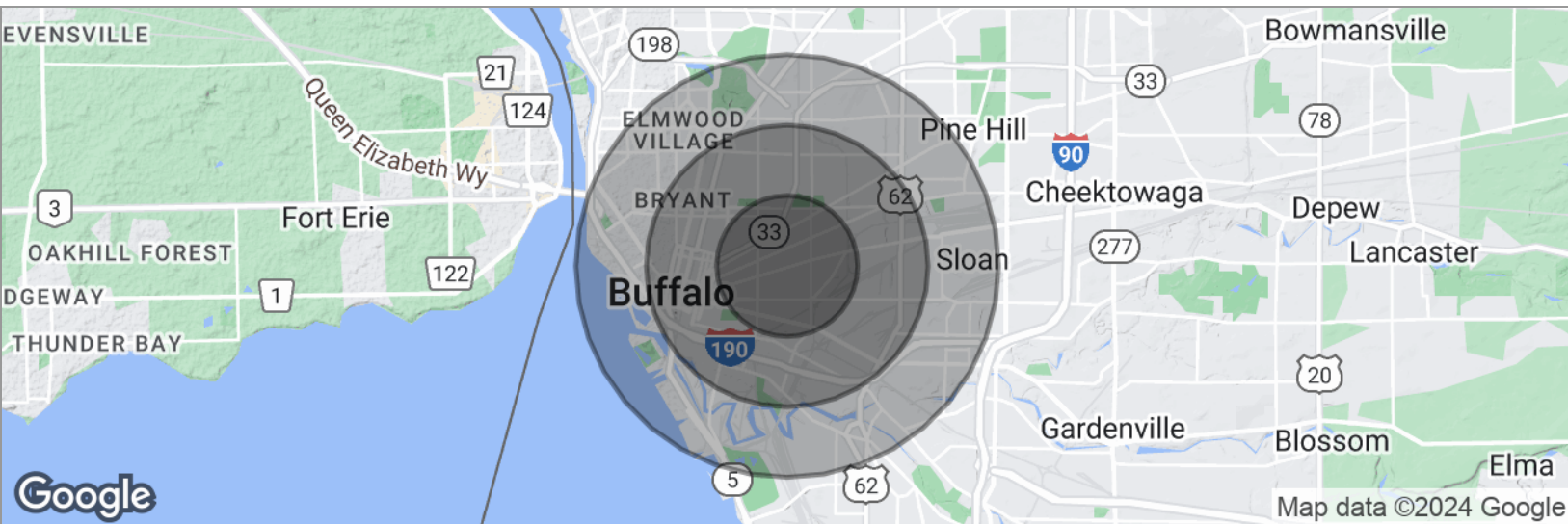


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756 Broadway Street

Buffalo, NY 14212



POPULATION

	1 MILE	2 MILES	3 MILES
Total population	15,955	60,756	149,187
Median age	36.8	36.6	36.5
Median age (Male)	34.6	33.9	33.9
Median age (Female)	39.2	39.4	39.1

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	7,116	27,291	66,959
# of persons per HH	2.2	2.2	2.2
Average HH income	\$29,027	\$32,218	\$39,047
Average house value	\$80,253	\$66,859	\$139,537

ETHNICITY (%)

	1 MILE	2 MILES	3 MILES
Hispanic	2.6%	4.6%	7.6%

RACE (%)

	1 MILE	2 MILES	3 MILES
White	14.6%	22.4%	41.3%
Black	78.2%	69.8%	50.4%
Asian	2.9%	2.3%	1.8%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.5%	0.4%	0.6%
Other	1.1%	2.2%	3.4%

* Demographic data derived from 2020 ACS - US Census



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