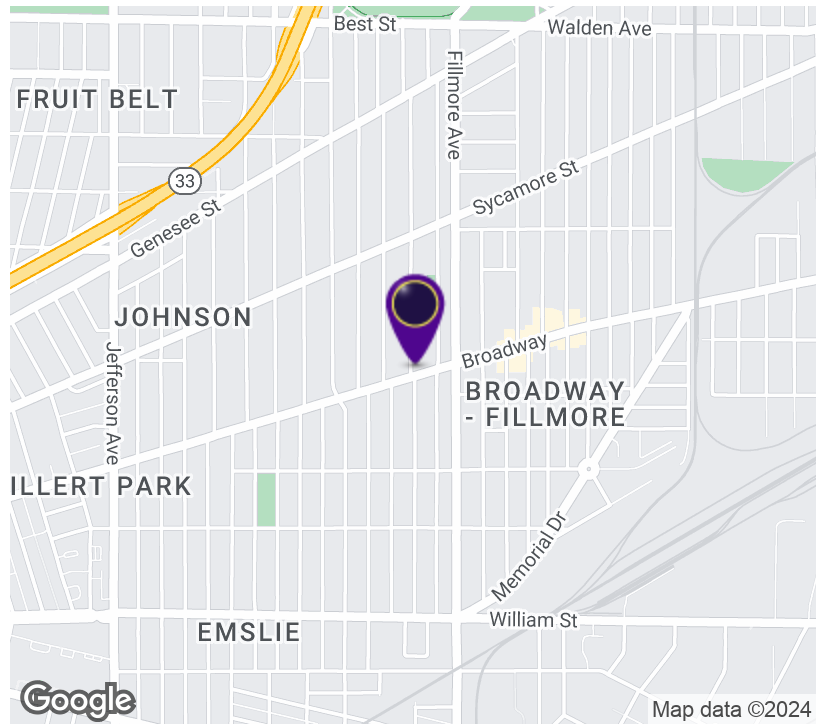


904-908 Broadway Street

Buffalo, NY 14212



OFFERING SUMMARY

Sale Price:	\$699,900
Lease Rate:	\$3,000.00 SF/yr (Gross)
Lot Size:	0.33+ Acres
Building Size:	11,000 SF
Price / SF:	\$63.63

PROPERTY OVERVIEW

2-story retail building with a vacant lot to the right. Both 904 & 906 Broadway can be combined to make one large building with approximately 85' +/- of frontage on Broadway. The building is currently being used as storage. The lot size is 0.33 +/- AC with access to both Broadway and Strauss. The parking lot can hold approximately 35+/- cars.

LOCATION OVERVIEW

Located at Broadway and Townsend Street in Buffalo, NY.

PROPERTY HIGHLIGHTS

- Built-in 1930
- Excellent Visibility
- Great Retail or Development Opportunity
- 0.33+/- AC Lot with 35+/- Car Parking Lot



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ADDITIONAL PHOTOS

904-908 Broadway Street

Buffalo, NY 14212



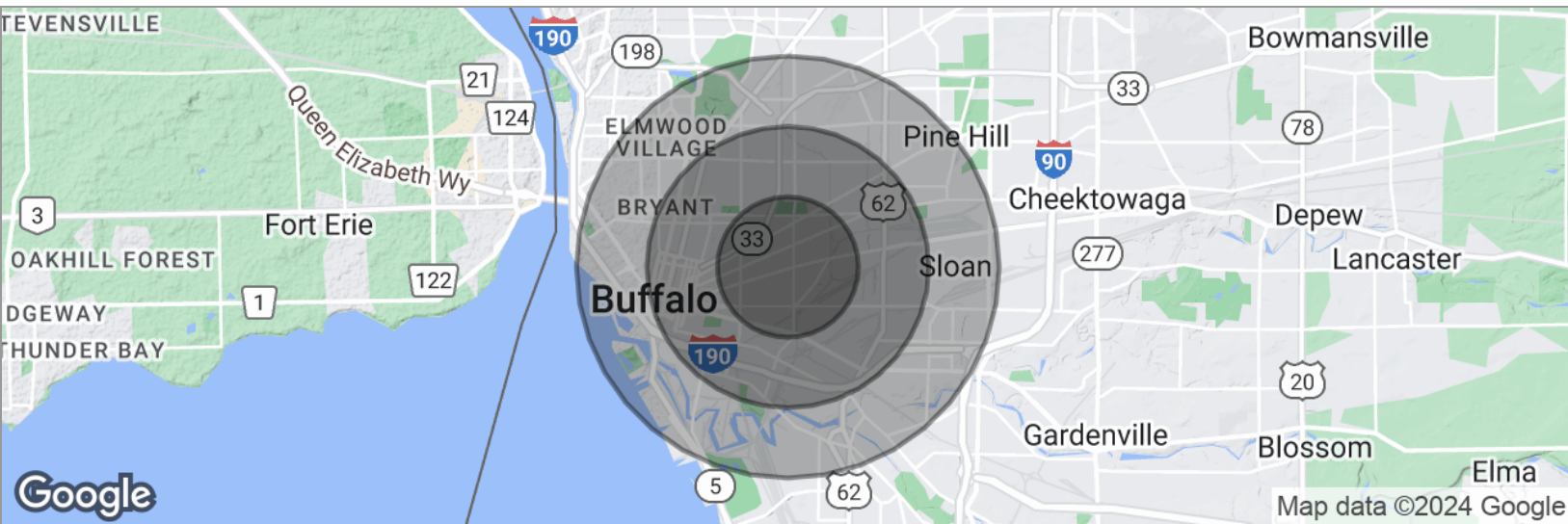
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904-908 Broadway Street

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**POPULATION**

	1 MILE	2 MILES	3 MILES
Total population	15,636	62,335	150,147
Median age	35.1	36.6	36.4
Median age (Male)	32.9	33.5	33.8
Median age (Female)	37.9	39.6	39.2

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	6,697	27,109	66,718
# of persons per HH	2.3	2.3	2.3
Average HH income	\$28,761	\$31,144	\$38,565
Average house value	\$66,368	\$63,981	\$118,515

ETHNICITY (%)

	1 MILE	2 MILES	3 MILES
Hispanic	2.0%	4.0%	5.6%

RACE (%)

	1 MILE	2 MILES	3 MILES
White	18.8%	21.6%	39.7%
Black	71.2%	70.8%	53.6%
Asian	5.1%	2.2%	1.5%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.5%	0.4%	0.5%
Other	1.0%	1.8%	2.3%

* Demographic data derived from 2020 ACS - US Census



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