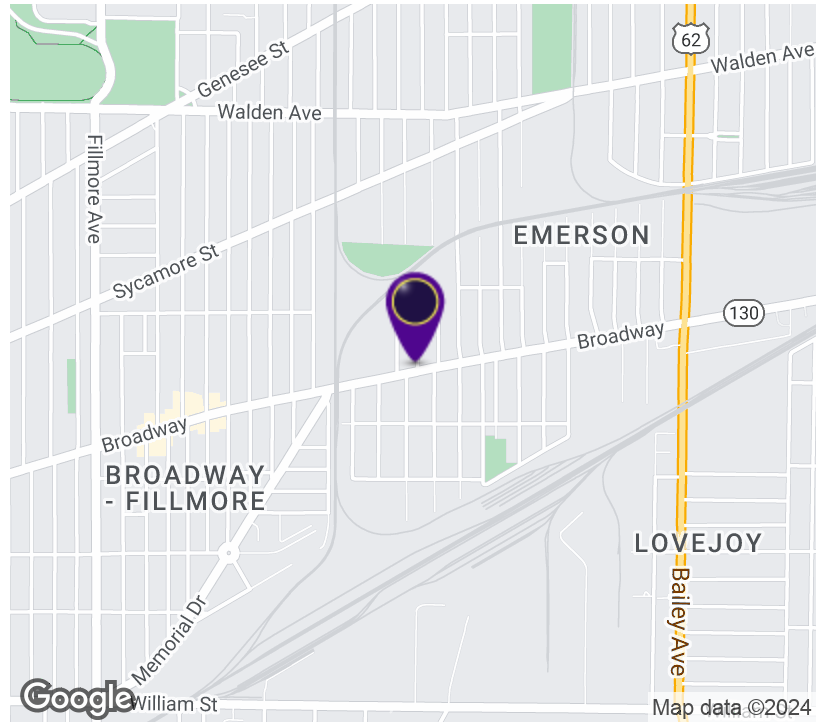


1334 Broadway Street

Buffalo, NY 14212



OFFERING SUMMARY

Sale Price: \$500,000

Available SF: 8,352 SF

Lease Rate: \$2,000.00 SF/yr
(Gross)

Building Size: 8,352 SF

Price / SF: \$59.87

PROPERTY OVERVIEW

Built in 1909, historic brick building for sale or lease. Building is in rough shape, but got a new roof in 2011. Owner spent \$40,000 on the new roof. Whole building for sale or lease as-is. Lot size is 34' x 108'. Owner has recently updated the roof, flooring, electrical, and more.

LOCATION OVERVIEW

Located at the Corner of of Broadway Street and Rommel Street.

PROPERTY HIGHLIGHTS

- Corner Lot Exposure
- Historic Building
- New Roof in 2011
- Lot Size is 34' x 108'

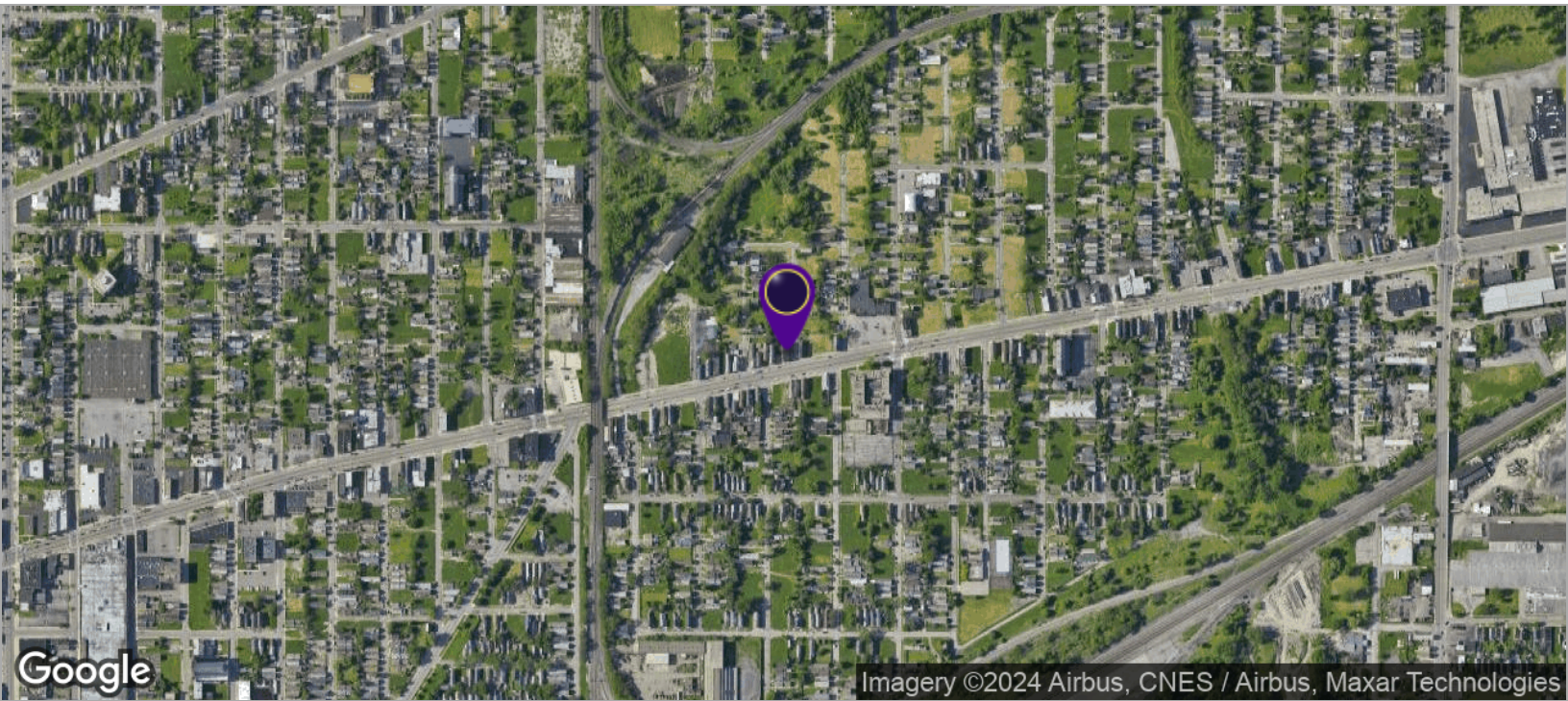


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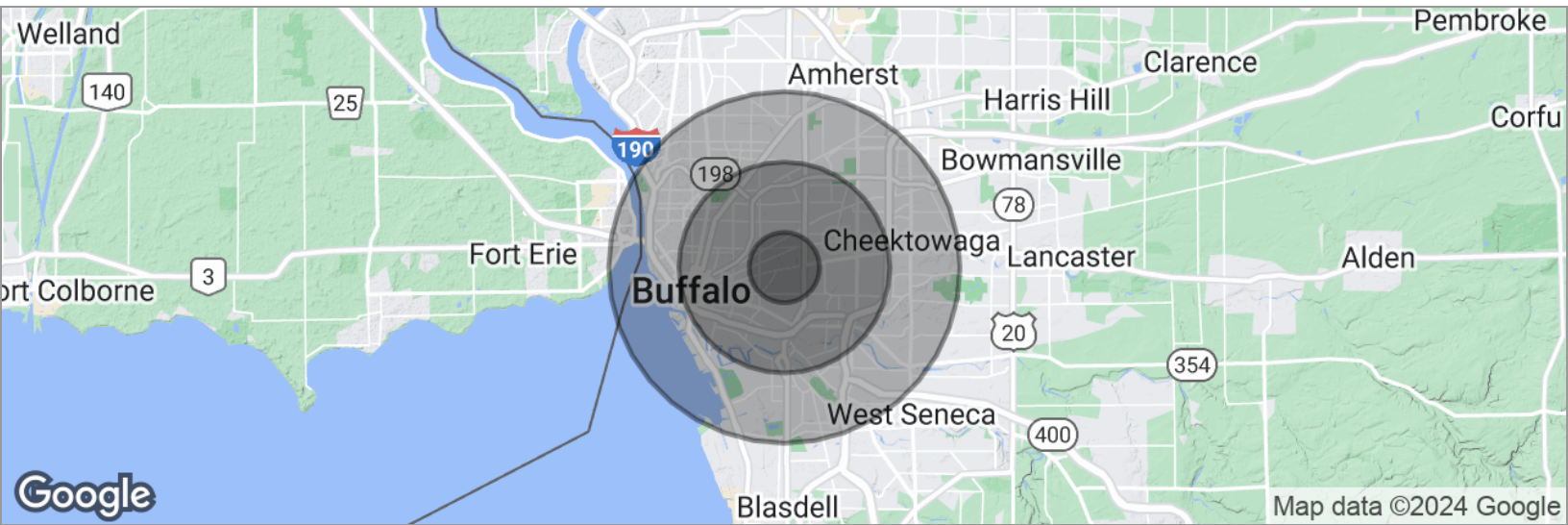


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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total population	17,050	157,984	410,310
Median age	32.5	36.2	36.2
Median age (Male)	30.2	33.0	33.8
Median age (Female)	35.3	39.0	38.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	7,175	67,193	176,061
# of persons per HH	2.4	2.4	2.3
Average HH income	\$30,140	\$36,786	\$47,385
Average house value	\$37,389	\$80,801	\$123,086

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	3.7%	3.4%	6.5%

RACE (%)

	1 MILE	3 MILES	5 MILES
White	33.0%	37.9%	57.9%
Black	55.1%	56.8%	34.1%
Asian	5.2%	1.3%	2.6%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.4%	0.5%	0.5%
Other	1.9%	1.4%	2.6%

* Demographic data derived from 2020 ACS - US Census



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