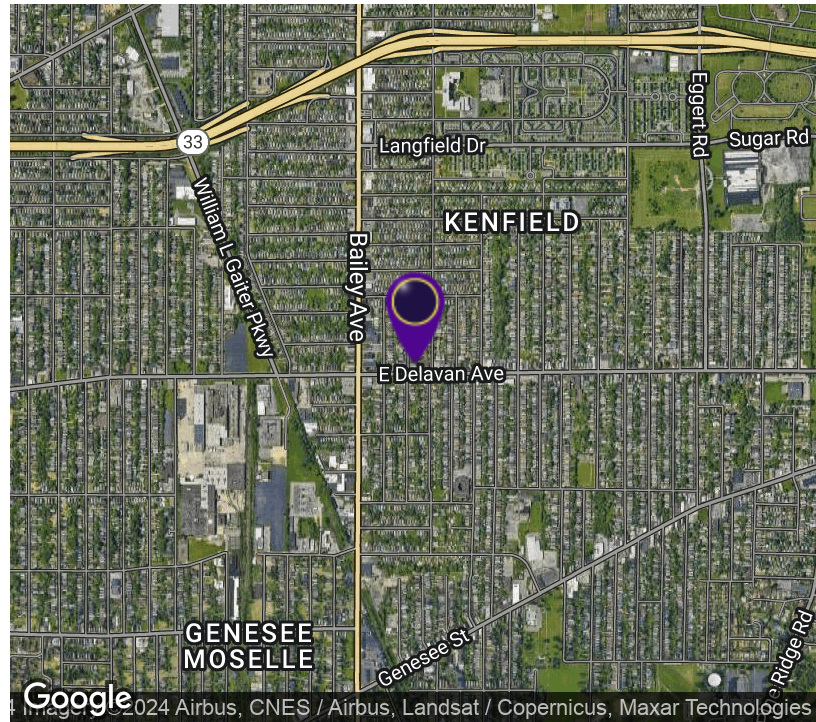


Retail and Warehouse Space

1230 East Delavan Avenue, Buffalo, NY 14215



OFFERING SUMMARY

Available SF: 900 - 10,000 SF

Lease Rate: \$995.00 - 2,500.00
per month (Gross)

Building Size: 12,177 SF

Zoning: Commercial

PROPERTY OVERVIEW

Spacious commercial property at 1230 E. Delavan Avenue in Buffalo, NY, 14211. Building is 900 square feet, with plenty of room for your vision! Features a private bathroom and two office nooks. One space was formerly a cellular store and the other was a Salon. Can be used for retail or office applications. Tenant pays for utilities. Bring your vision and contact us today! First, last month's rent, and a security deposit are required for move in. 10,000 SF warehouse/storage space also available for lease, please call for more details.

LOCATION OVERVIEW

Just east of Bailey Avenue and West of Eggert Road. Close Proximity to the Kensington Expressway RT 33 and nearby bus stop. Students who live in this rental at 1230 E Delavan Avenue attend the following Buffalo City School District (Unified School District) public schools: PS 61 Early Childhood Center, PS 131 Academy Program at 44, and PS 301 Burgard Vocational High School.

PROPERTY HIGHLIGHTS

- 12,177 SF Space Available
- Lot Size is 73' x 150'
- One Grade Level Door (10' x 12')
- Power 220-440
- Ceilings 12'-14' in Height

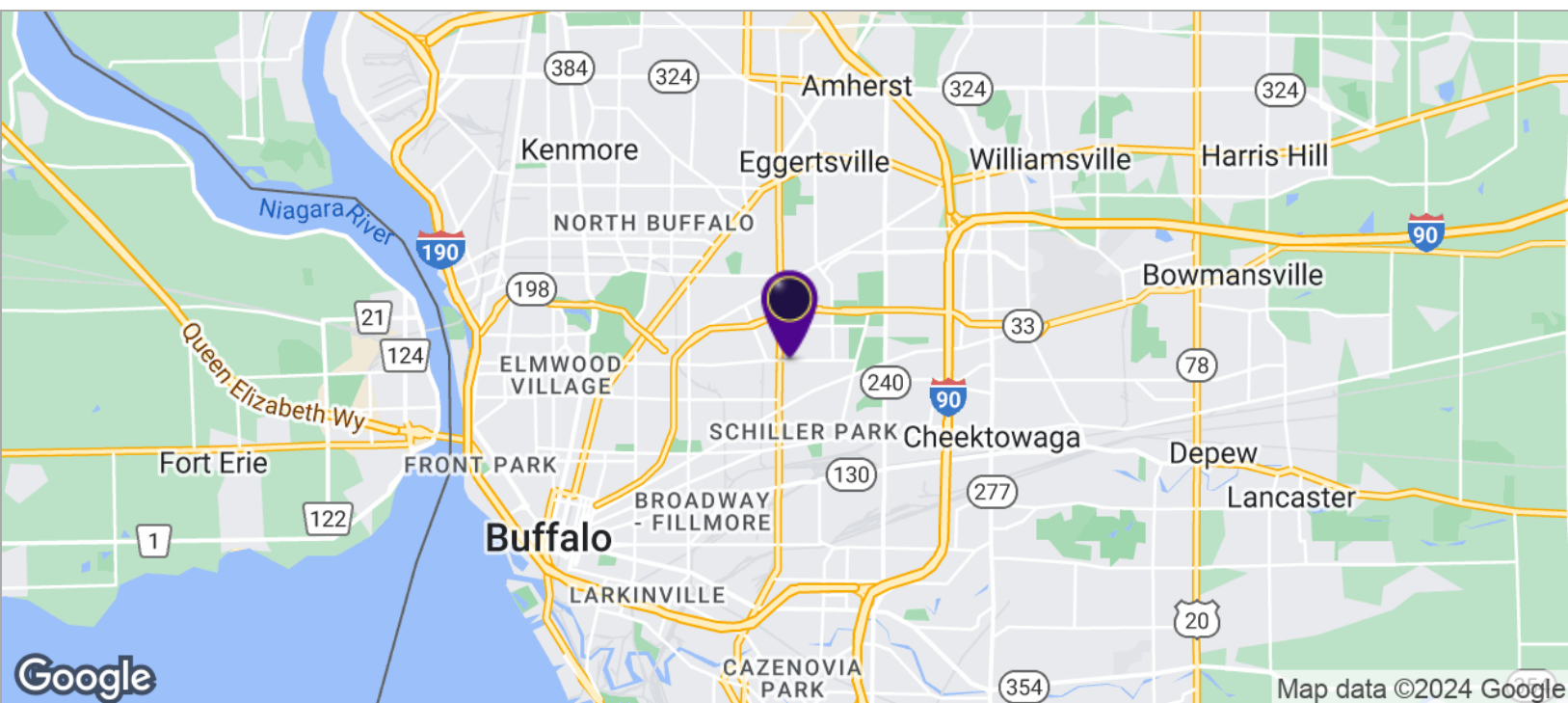
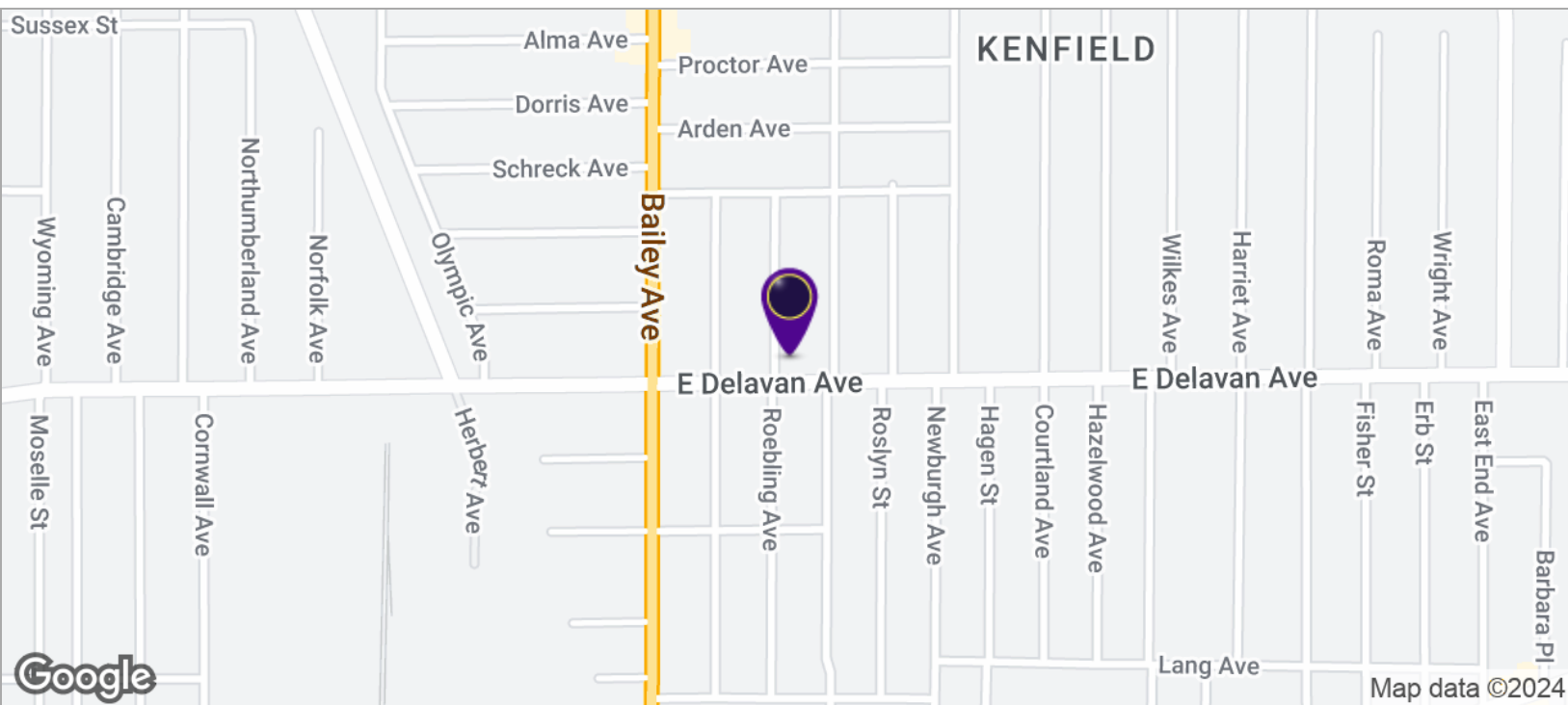


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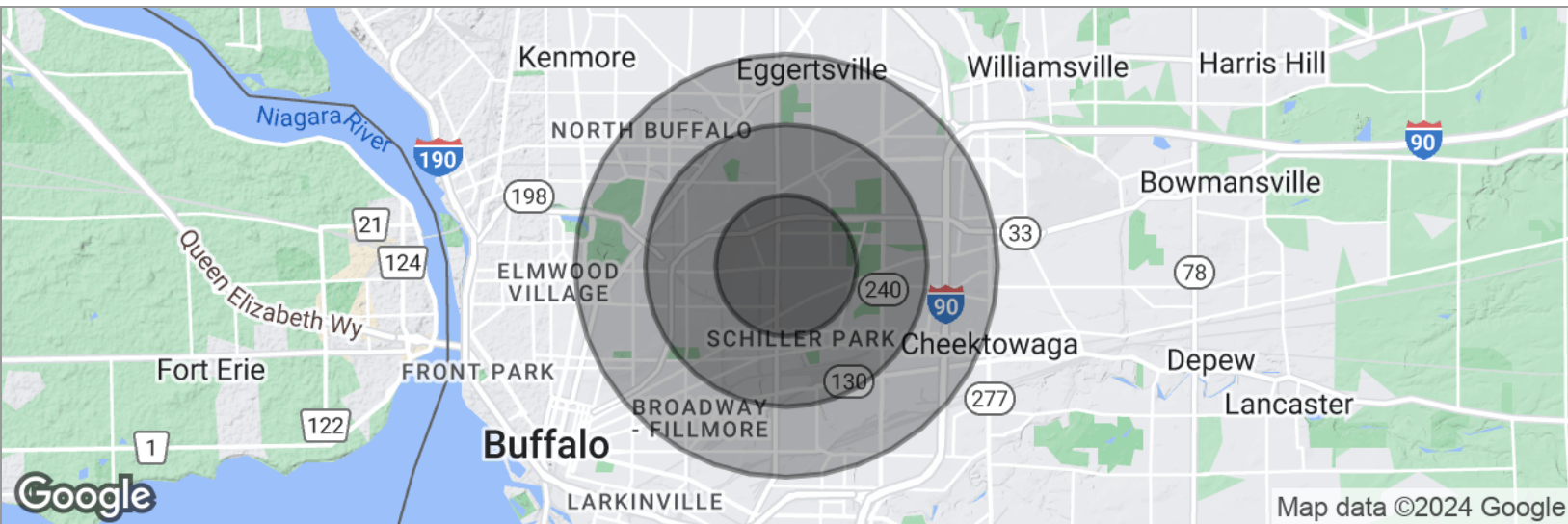


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POPULATION

	1 MILE	2 MILES	3 MILES
Total population	28,973	90,910	180,225
Median age	31.3	32.3	34.4
Median age (Male)	26.2	28.2	31.0
Median age (Female)	34.3	35.8	37.2

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	11,571	36,317	73,319
# of persons per HH	2.5	2.5	2.5
Average HH income	\$35,454	\$39,364	\$45,429
Average house value	\$71,759	\$84,342	\$95,904

ETHNICITY (%)

	1 MILE	2 MILES	3 MILES
Hispanic	2.8%	2.9%	2.8%

RACE (%)

	1 MILE	2 MILES	3 MILES
White	10.3%	22.6%	40.3%
Black	86.2%	72.5%	53.1%
Asian	0.4%	1.5%	3.2%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.8%	0.3%	0.3%
Other	0.9%	1.2%	1.2%

* Demographic data derived from 2020 ACS - US Census



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