

2415 William Street

Buffalo, NY 14206



OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	\$2,500 per month (Gross, Includes Utilities)
Lot Size:	0.19 Acres
Year Built:	1940
Building Size:	6,075 SF

PROPERTY OVERVIEW

2415 William St. is a 2 1/2 story brick and frame building located on the Southwest corner of William and Cass Ave. The building contains a 1st floor 2,800 sq. ft. retail outlet (hardware). 2nd floor has a 1,300 sq. ft. 3 bedroom apartment, which is available for an additional amount. Rear frame building contains approximately 2,000 sq. ft. of storage space with a 2nd floor loft. This space has been an established hardware store location for over 60 years.

LOCATION OVERVIEW

Southwest corner of William St. and Cass. Ave. approximately 1/2 mile west of I-90 exit 52A. Just east of Harlem Road.

PROPERTY HIGHLIGHTS

- Solid Brick Construction
- Corner Location
- Was an Established Hardware Store Location for 60 Years
- Storage Garage in Rear of Property Included
- 1/2 Mile West of the NYS Thruway I-90 William Street Exit



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ADDITIONAL PHOTOS

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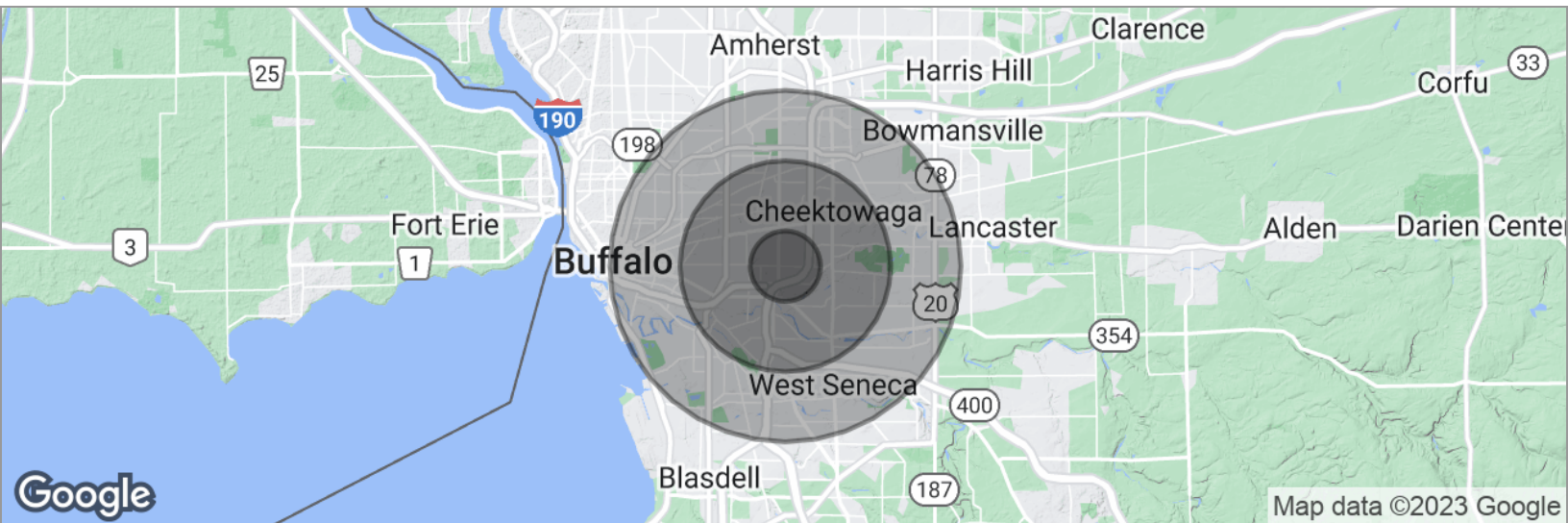
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	10,398	102,182	308,473
Median age	44.9	39.7	39.0
Median age (Male)	42.8	36.9	36.1
Median age (Female)	46.3	42.2	41.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,804	44,380	130,566
# of persons per HH	2.2	2.3	2.4
Average HH income	\$47,392	\$45,560	\$47,931
Average house value	\$87,863	\$95,752	\$99,948

* Demographic data derived from 2020 ACS - US Census



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