

# 8,338+/- SF Retail Space Sub Lease

1031 Clinton Street, Buffalo, NY 14206



## OFFERING SUMMARY

Available SF: 8,338 SF

Lease Rate: Call for More Details

Lot Size: 1.19 Acres

Building Size: 8,338 SF

Zoning: Commercial

## PROPERTY OVERVIEW

8,338+/- SF Former Family Dollar. The property has 191' of frontage on Clinton Street and 52' of frontage on Benders Avenue. Ample lit and paved parking.

## LOCATION OVERVIEW

This location offers access to Buffalo Central Terminal, The Broadway Market, and the historic Iron Island Museum. This location offers a mix of local businesses, dining hotspots, and a steady flow of foot traffic. With its strategic placement and the city's ongoing revitalization efforts, the area holds substantial promise for commercial real estate ventures. Minutes from Interstate 90, 5 minutes to downtown Buffalo. Less than 5 minutes to the Buffalo Niagara International Airport. Less than 10 minutes from the Peace Bridge. 20 minutes to most First & Second ring suburbs.

## PROPERTY HIGHLIGHTS

- 8,338+/- SF Building
- 1.19 Acres
- 191' Frontage on Clinton St.
- 52' Frontage on Benders Ave.
- Ample Paved Parking
- Well Lit Parking Lot



**RICK RECCKIO**  
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ADDITIONAL PHOTOS

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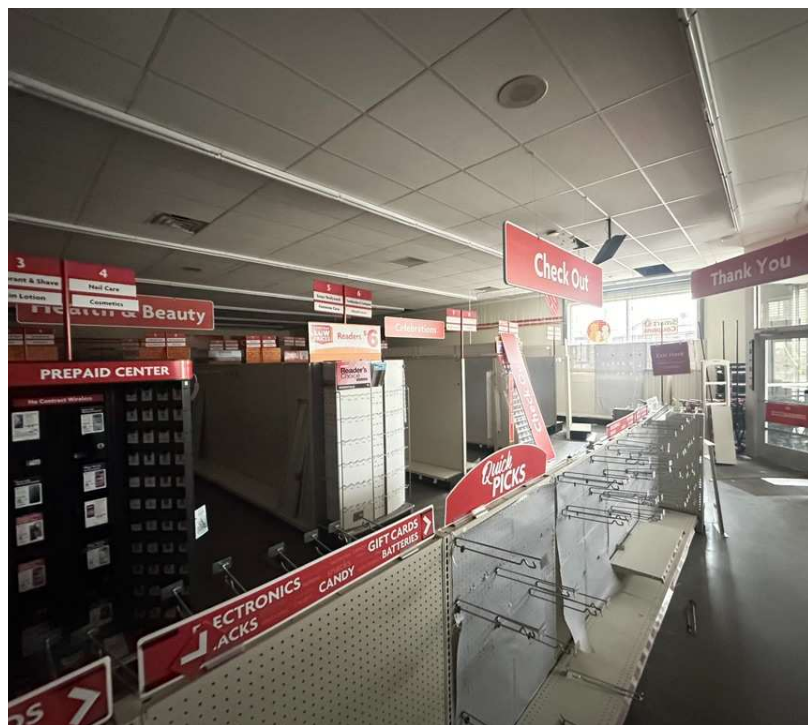
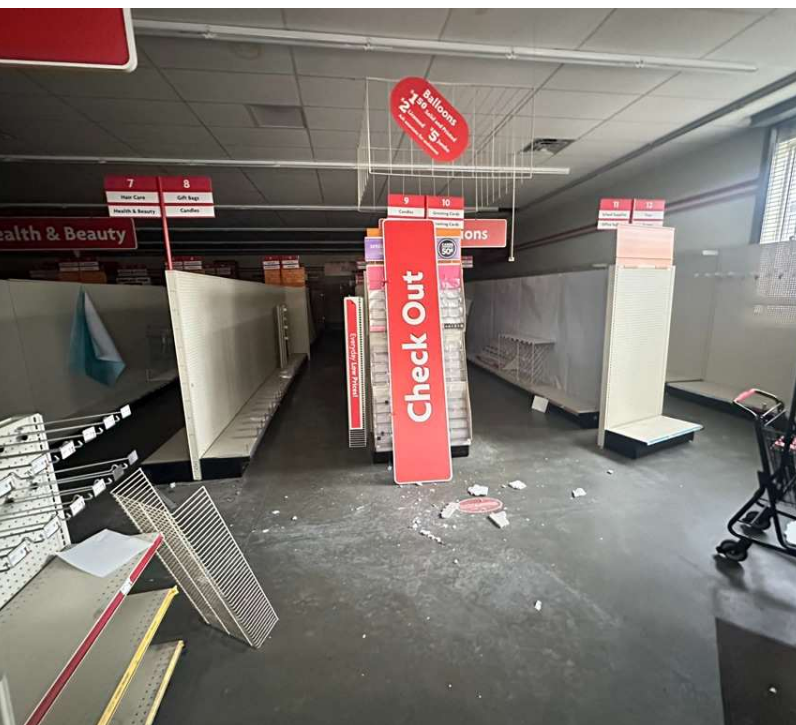
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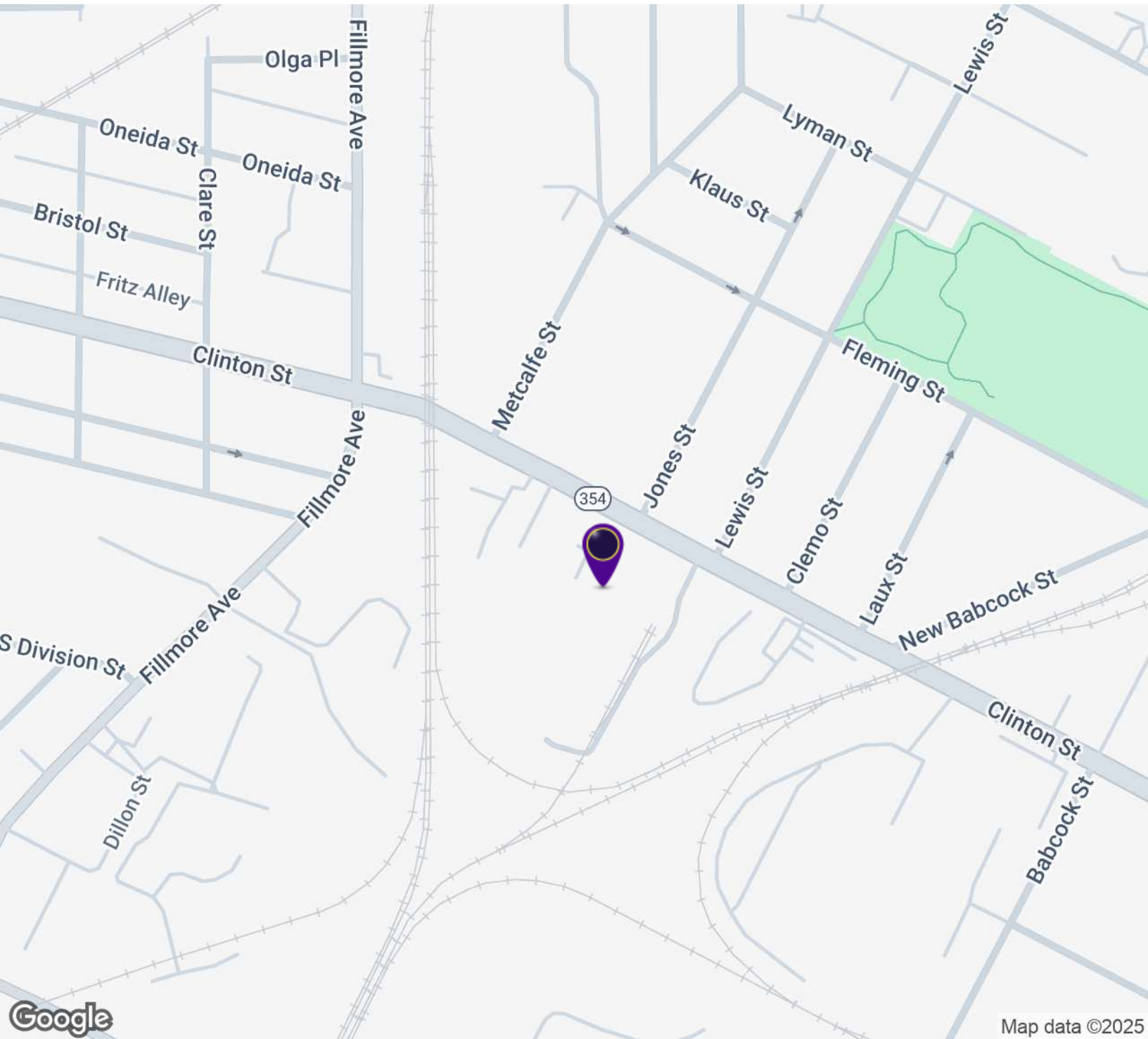


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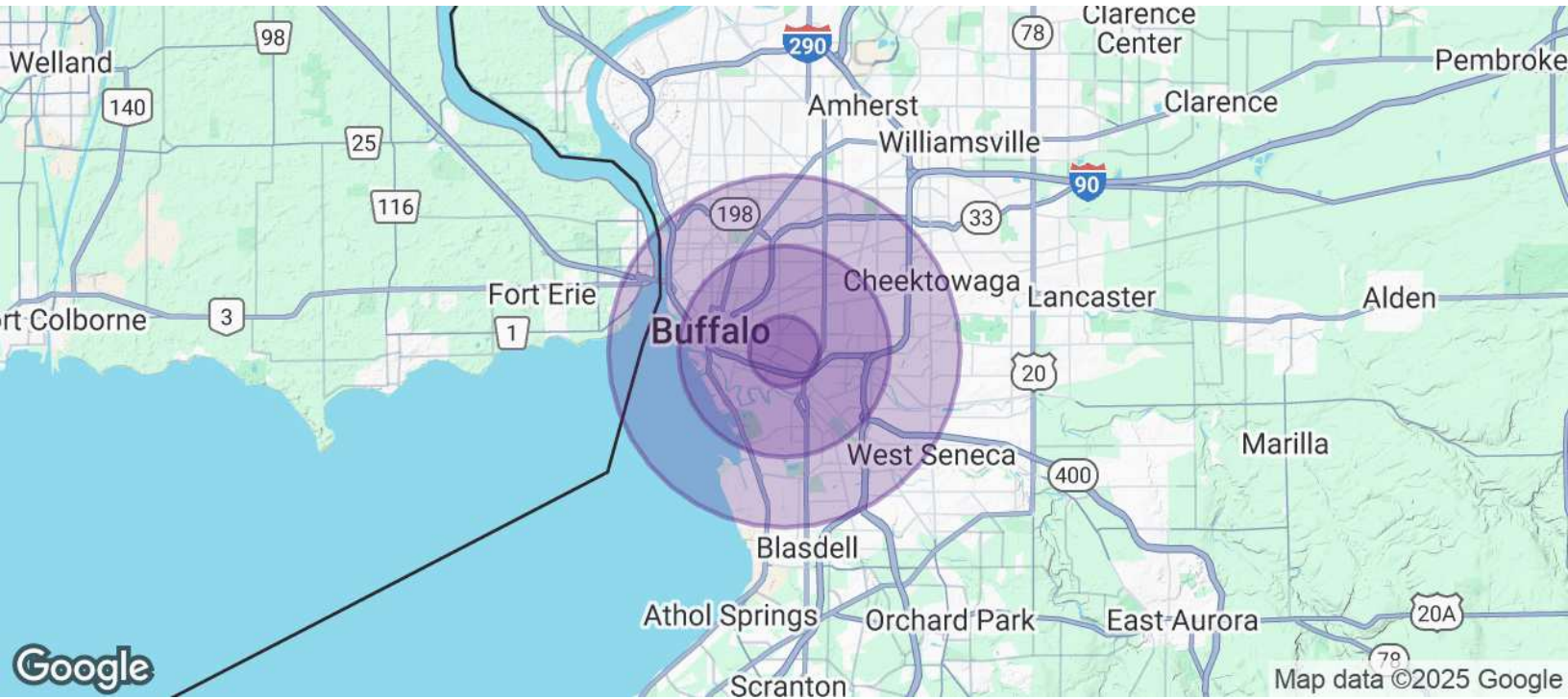
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,199	138,883	311,006
Average Age	38	39	39
Average Age (Male)	38	37	38
Average Age (Female)	38	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,879	61,225	135,104
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$44,844	\$58,497	\$67,592
Average House Value	\$144,656	\$229,698	\$248,538

Demographics data derived from AlphaMap



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