

1124 ELMWOOD AVE

1124 Elmwood Ave
Buffalo, NY 14222



RETAIL PROPERTY FOR LEASE



Joseph Jacobi Jr.
716.863.7731 | joe@donovanres.com
460 East Ave, Rochester, NY 14607
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Donovan Real Estate Services LLC, Licensed Real Estate Broker • 460 East Avenue Rochester, NY 14607



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LOCATION DESCRIPTION

The property is located in Elmwood Village, across the street from Buffalo State College and Hotel Henry. Known for its historic homes, landscaped gardens, and visually pleasing atmosphere, Elmwood Village features tree-lined streets and a compact layout, allowing residents to easily access shops, restaurants, and amenities within a short walk.

The neighborhood actively supports local businesses and promotes a welcoming and inclusive environment. The area holds community events and festivals, providing opportunities for socializing and networking. Elmwood Village is the main commercial corridor, offering an eclectic mix of independent retailers, including fashion boutiques, antique stores, bookshops, and art galleries. It is also a hub for local restaurants, cafes, and bars.

PROPERTY DESCRIPTION

Available ground floor street retail space available for lease. Space is a vanilla box, with flooring, drywall, lighting and HVAC ready to go. The space has an exposed brick wall on one side for charm and character, as well as large windows facing the street for natural light.

PROPERTY HIGHLIGHTS

- NNN Lease
- Building signage
- Walkable neighborhood
- Corner Lot
- .25 miles from Buffalo State campus

SPACES	LEASE RATE	SIZE (SF)
Available Space	\$25.00 SF/yr	1,099



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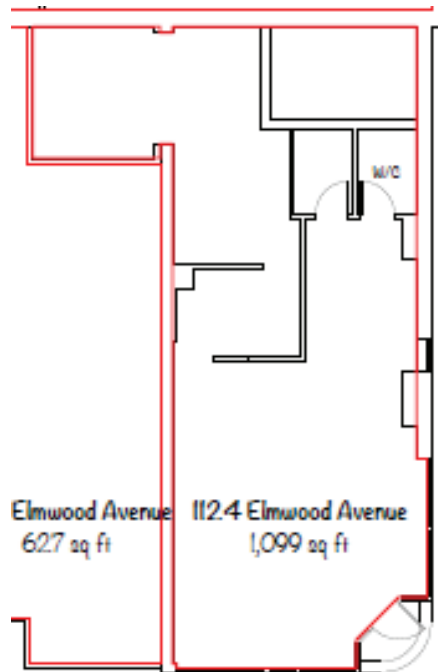
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,099 SF	Lease Rate:	\$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Available Space	Available	1,099 SF	NNN	\$25.00 SF/yr	NNN Deal - \$2,500/ month all in



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AVAILABLE
1,099± SF

FOREST AVE 10,010 AADT

FOREST AVE 5,132 AADT

ELEVEN ELEVEN
Elmwood
34 LUXURY CONDOS
7 LUXURY TOWNHOMES

ELMWOOD AVE 10,480 AADT



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