

# FOR LEASE

## Former Preschool

433 Franklin Street, Buffalo, New York 14202



### PROPERTY HIGHLIGHTS

- 7,384 SF building for Lease (not divisible)
- Was completely renovated less than 15 years ago
- Has been home to the Rainbow K Pre-School since Renovation
- Perfect for a continued use as a DayCare/PreSchool or Charter School
- Office use is also possible
- Great location in Allentown and adjacent to downtown and the medical campus
- Many distinct architectural details including a finished attic and lookout tower
- Reasonable rate at \$12/SF + Utilities



344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

**David Doerr**

Associate Real Estate Broker

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**Timothy Hourihan**

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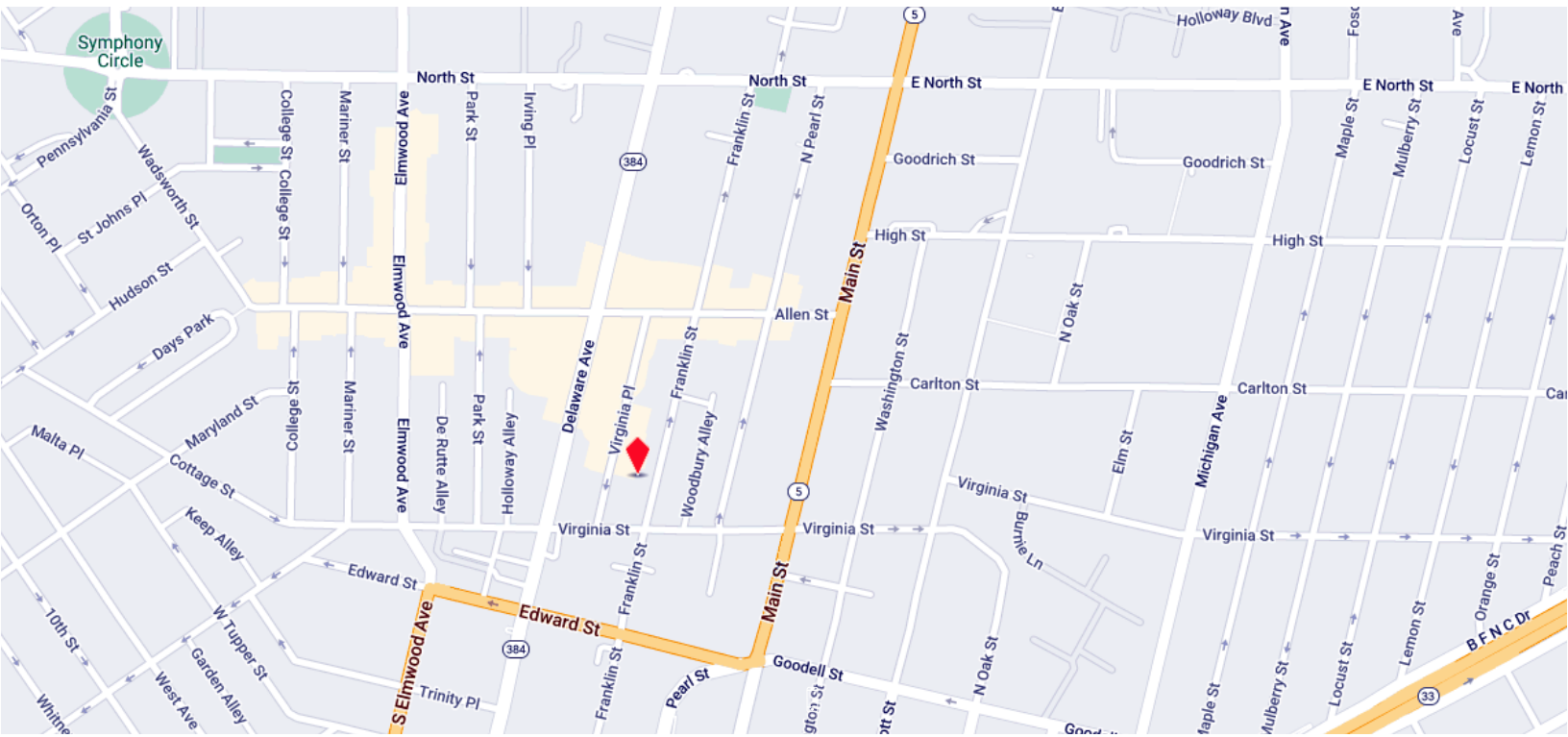
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### 5 MILE DEMOGRAPHICS



POPULATION  
310,602



HOUSEHOLDS  
135,241



MEDIAN HH  
INCOME  
\$43,760



AVERAGE HH  
INCOME  
\$62,088



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