



**Build-to-suit commercial development in North Buffalo**

Multiple parcels centered around the intersection of Elmwood and Hertel Avenues offer an exclusive opportunity in an emerging North Buffalo neighborhood for industrial, medical, office, restaurant, retail and residential uses. The location is proximate to established retailers, Hertel's dynamic boutique and restaurant corridor, the historic Elmwood Village, and multiple college campuses.

With high traffic volume exceeding 31,400 vehicles per day around the 11.73 remaining acres, the location is ideal for both adaptive reuse and new development. It's proximity to downtown, the Buffalo Niagara Medical Campus, vibrant suburbs, and multiple Canadian border crossings makes it attractive for businesses and residents alike.

Uniland offers custom space solutions using our Design/Build process and provides 24/7 property management and support.

**Elmwood-Hertel Highlights**

- Prime location in an emerging North Buffalo neighborhood
- Flagship opportunity in new mixed-use development
- High traffic volume exceeding 31,400 vehicles daily
- 5 minutes to Hertel corridor, Elmwood Village and Kenmore
- 10 minutes to Allentown and Downtown
- 15 minutes to Buffalo suburbs and multiple Canadian border crossings
- Located on Metro Bus route