

FOR LEASE

1,600 SF Office Suites Available

3218 Lake Shore Rd, Buffalo, NY 14219



PROPERTY HIGHLIGHTS

- 1,600 SF Units
- Full service lease, tenant pays internet
- Central Location on Main Road into Downtown
- Great Visibility
- Large parking lot
- Less than 10 minutes to Downtown
- High ceilings
- Professional tenants

DEMOGRAPHICS:

	<u>2- Miles</u>	<u>5-Miles</u>
Population:	18,946	116,873
Households:	8,129	50,942
Average HH Income:	\$61,664	\$75,295

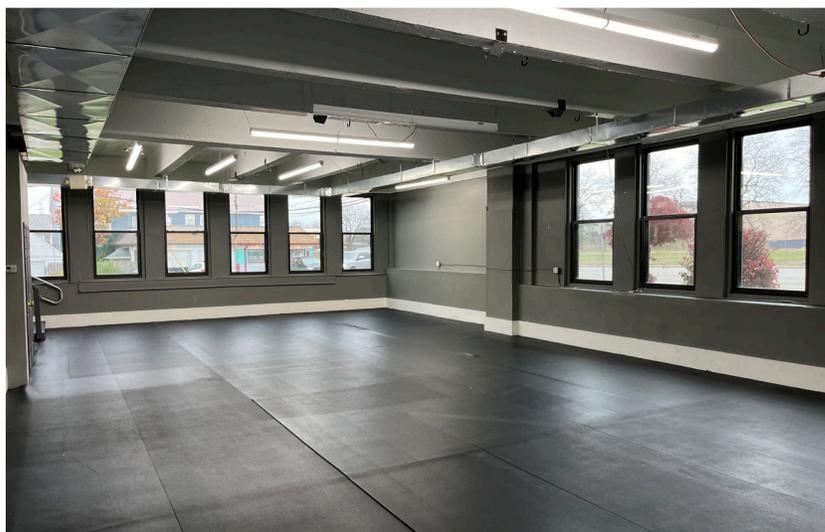
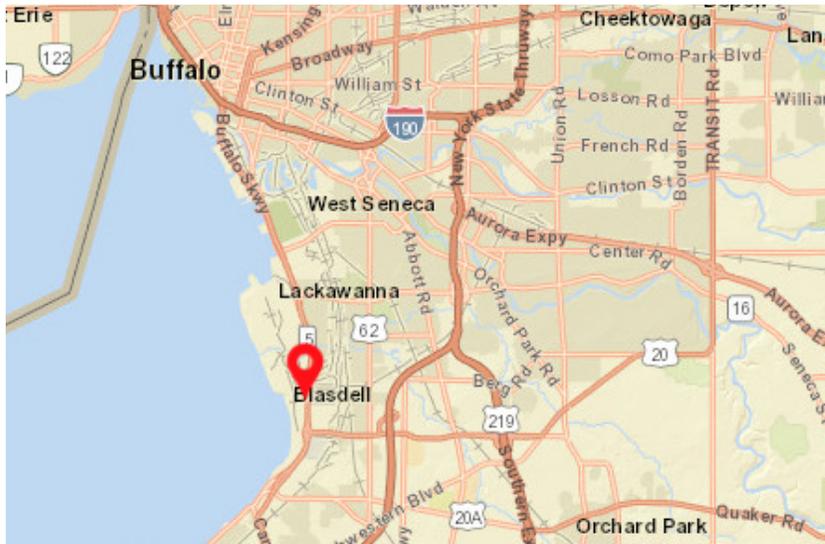
Average Daily Traffic Count: 37,185 cars



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