



## 920 Abbott Rd

Buffalo, New York 14220

### Property Highlights

- Stabilized NNN investment opportunity with a single credit tenant
- Prime corner location
- Ample parking

### Property Overview

Positioned at a prime corner in South Buffalo, this property is fully leased by a single credit tenant, offering stability and reliability for investors. With its strategic location, the property presents an exceptional opportunity in a high-traffic area, ensuring maximum visibility and accessibility for the tenant. The surrounding neighborhood is characterized by a dynamic mix of commercial and residential spaces, providing a vibrant backdrop for business activities.

### Offering Summary

<b>Sale Price:</b>	Subject To Offer
<b>Building Size:</b>	6,882 SF
<b>Lot Size:</b>	0.66 Acres

### For More Information



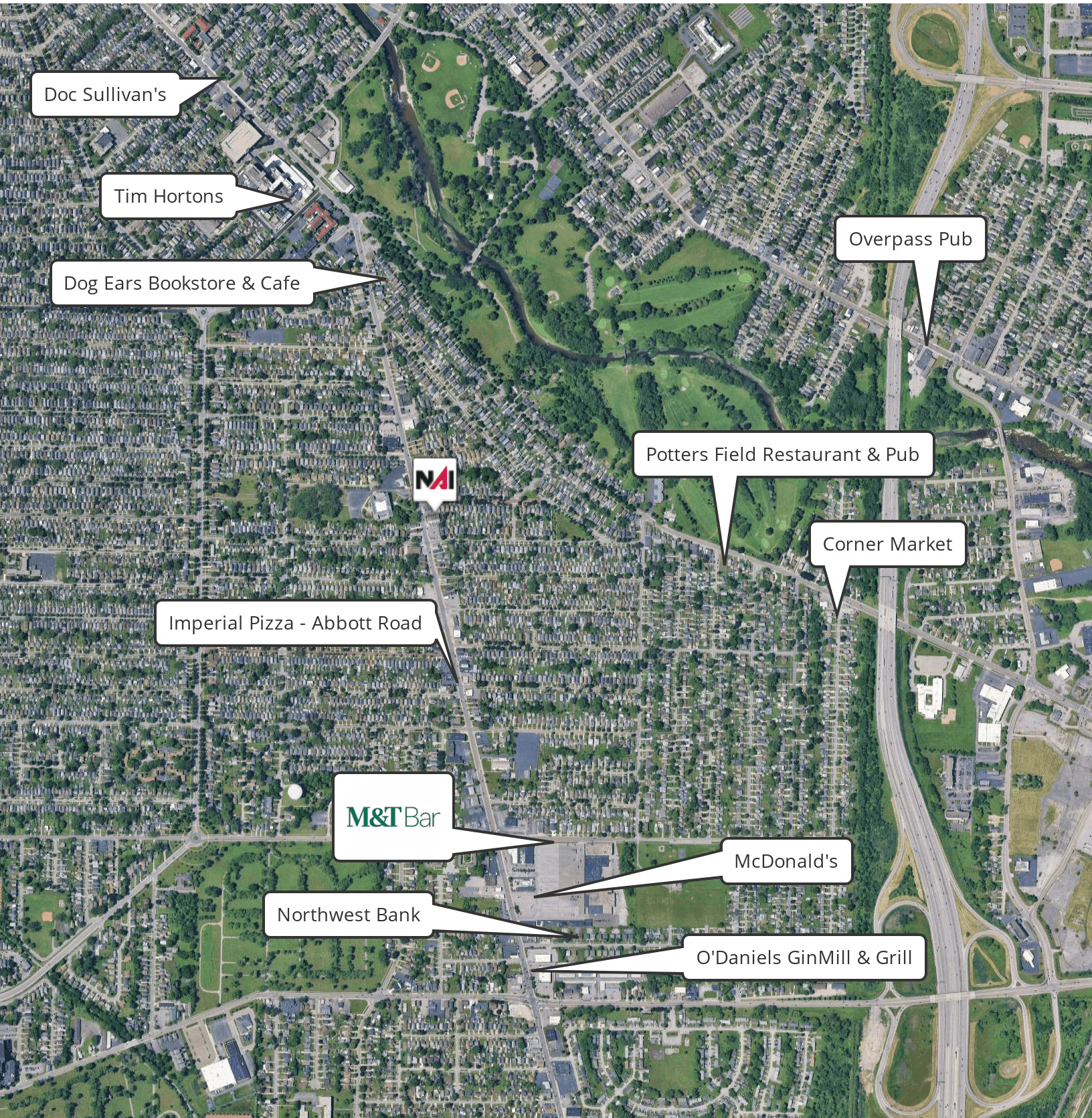
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**BROCHURE**

**920 Abbott Rd, Buffalo, NY 14220**





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## Sale Price

## Subject To Offer

## Property Information

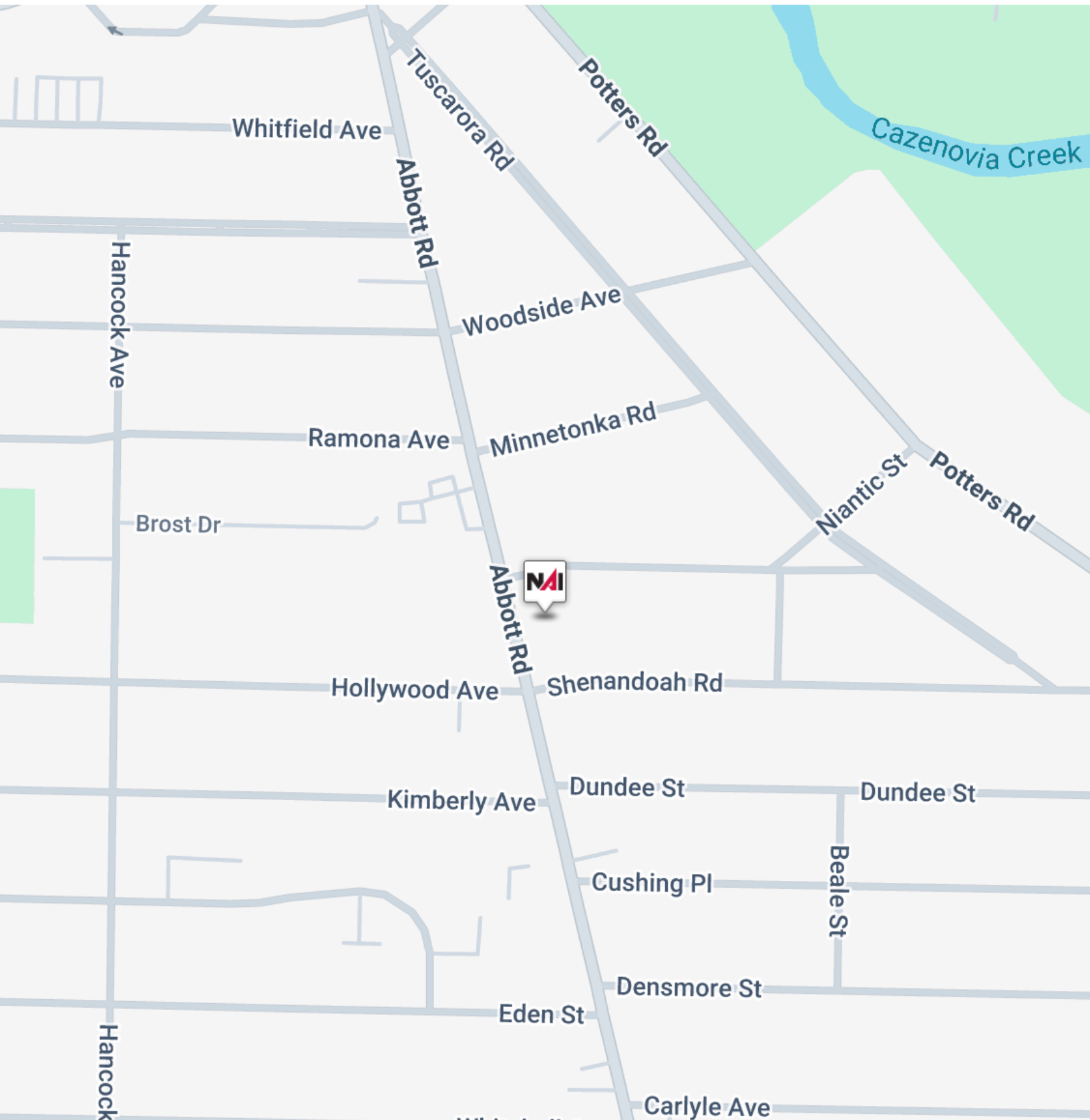
<b>Property Type</b>	Retail
<b>Property Subtype</b>	Free Standing Building
<b>Zoning</b>	N-3E
<b>Lot Size</b>	0.66 Acres
<b>APN #</b>	133.66-1-31.1
<b>Lot Frontage</b>	345 ft
<b>Corner Property</b>	Yes
<b>Traffic Count</b>	23873

## Location Information

<b>Street Address</b>	920 Abbott Rd
<b>City, State, Zip</b>	Buffalo, NY 14220
<b>County</b>	Erie
<b>Market</b>	Buffalo
<b>Sub-market</b>	South Abbott
<b>Cross-Streets</b>	Abbott & Shenandoah

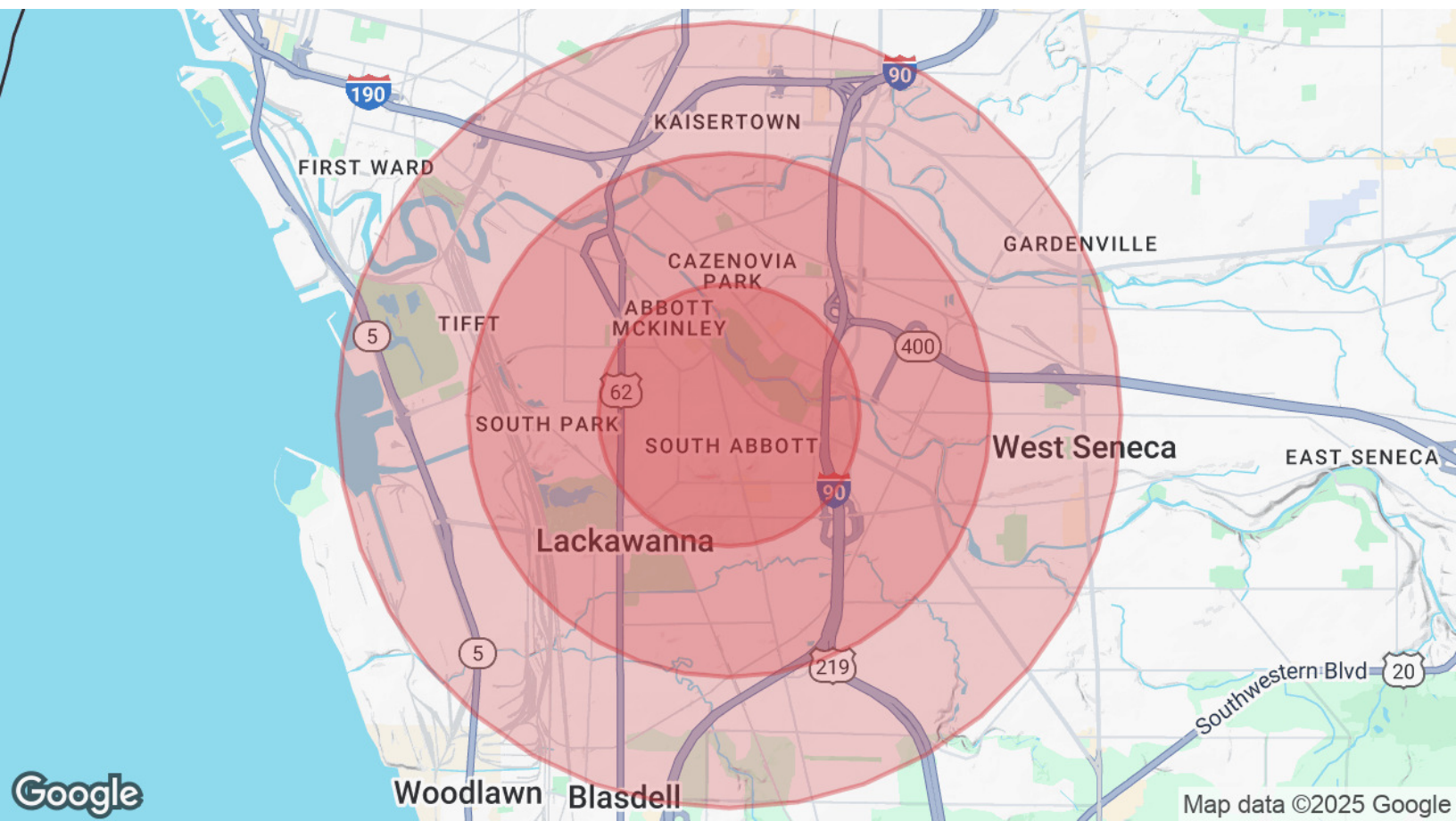
## Building Information

<b>Building Size</b>	6,882 SF
<b>Occupancy %</b>	100.0%
<b>Tenancy</b>	Single
<b>Number of Floors</b>	1
<b>Year Built</b>	1985
<b>Year Last Renovated</b>	2018
<b>Gross Leasable Area</b>	6,882 SF
<b>Number of Buildings</b>	1



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Population	1 Mile	2 Miles	3 Miles
<b>Total Population</b>	21,442	58,714	88,227
<b>Average Age</b>	41	40	41
<b>Average Age (Male)</b>	40	39	40
<b>Average Age (Female)</b>	43	42	42

Households & Income	1 Mile	2 Miles	3 Miles
<b>Total Households</b>	9,607	25,463	38,627
<b># of Persons per HH</b>	2.2	2.3	2.3
<b>Average HH Income</b>	\$80,607	\$71,730	\$72,452
<b>Average House Value</b>	\$226,712	\$198,683	\$205,400

Demographics data derived from AlphaMap