



## 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

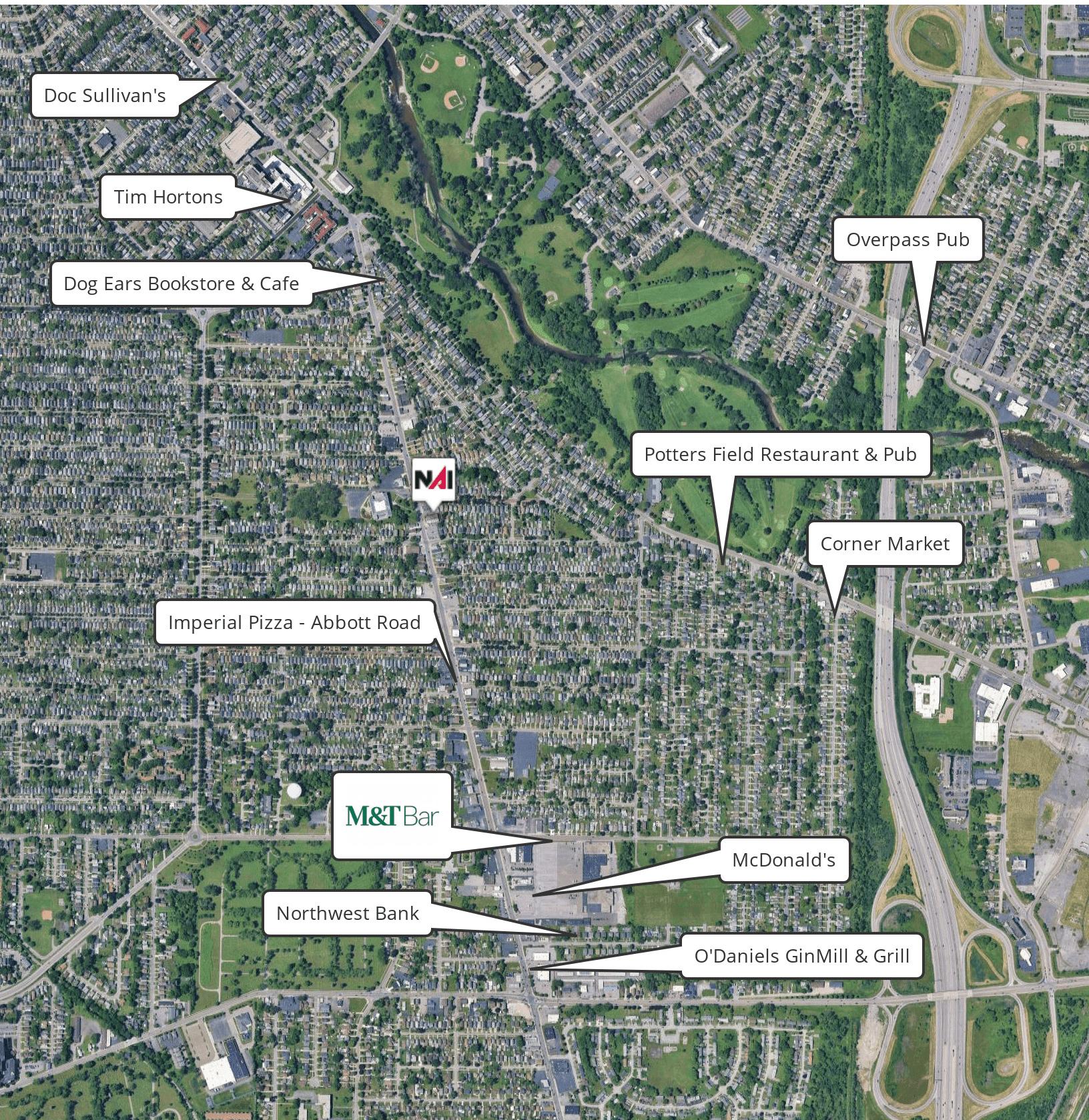
<b>Sale Price:</b>	Subject To Offer
<b>Building Size:</b>	6,882 SF
<b>Lot Size:</b>	0.66 Acres

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

### For More Information

**Chadd Soto**

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## Sale Price

## Subject To Offer

## Property Information

### Location Information

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

### Property Type

Retail

### Property Subtype

Free Standing Building

### Zoning

N-3E

### Lot Size

0.66 Acres

### APN #

133.66-1-31.1

### Lot Frontage

345 ft

### Corner Property

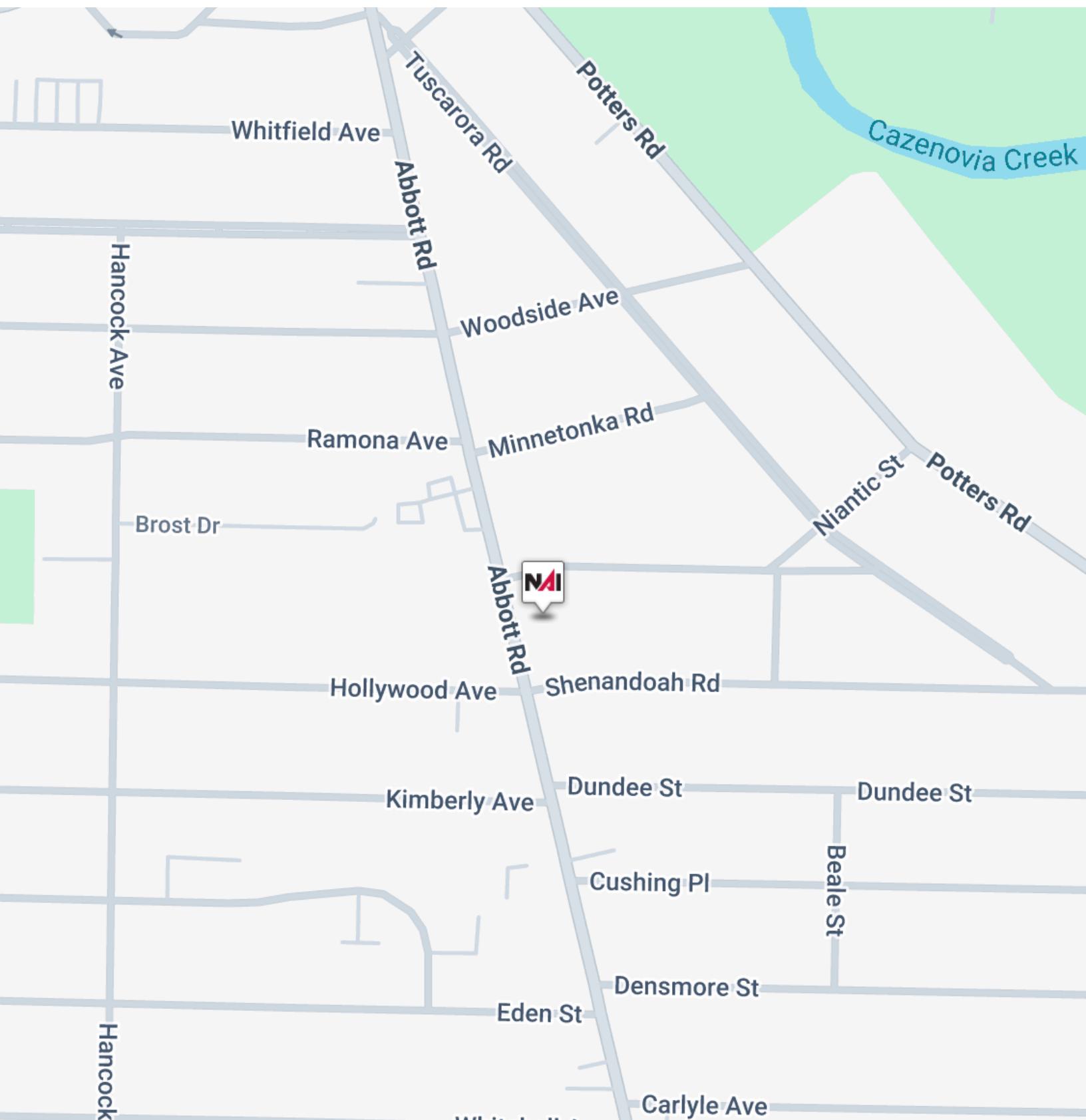
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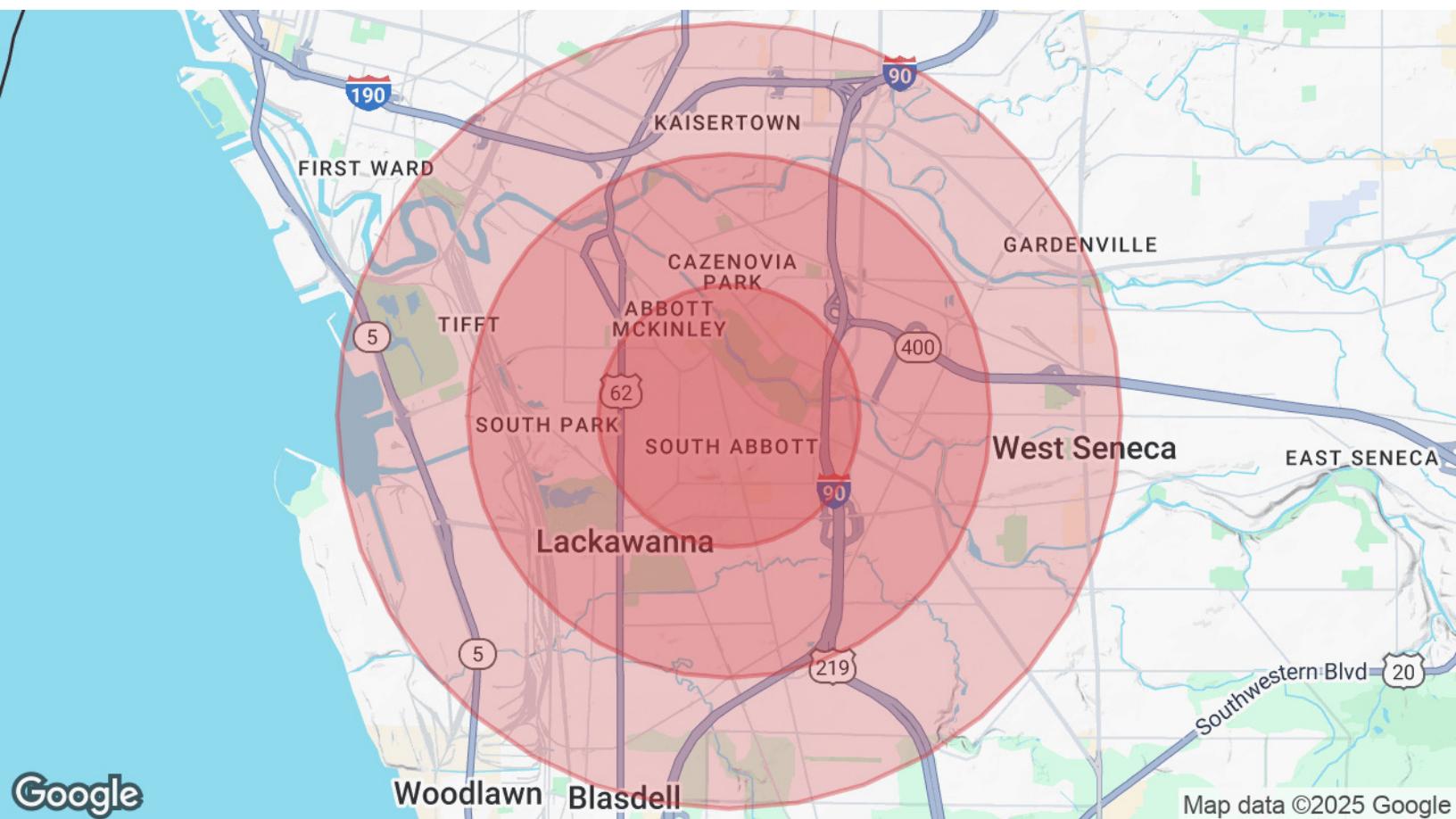
### Traffic Count

23873

### Building Information

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

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