

FOR SALE or LEASE

1431-1479 Kensington Avenue
Buffalo, New York



RESTORATION / REDEVELOPMENT OPPORTUNITY

Features

Total Size	53,084 ± Sq.Ft.
Availability	24,600 ± Sq.Ft. 9,400 ± Sq.Ft.
Lot Size	3.4 ± Acres
Parking	175+ Spaces

Property Highlights

- Value-add / Owner-user investment opportunity
- Up to 24,600 SF available for occupancy (fire damaged August 2023, ready for redevelop/buildout)
- In-place income from seven (7) well established tenants totaling 19,084 square feet
- Historically vibrant neighborhood shopping center with low vacancy
- Corner location on two (2) NFTA bus routes
- Easy access to the Kensington Expressway (Route 33)
- Ideal for: retail, medical, neighborhood services

Contact

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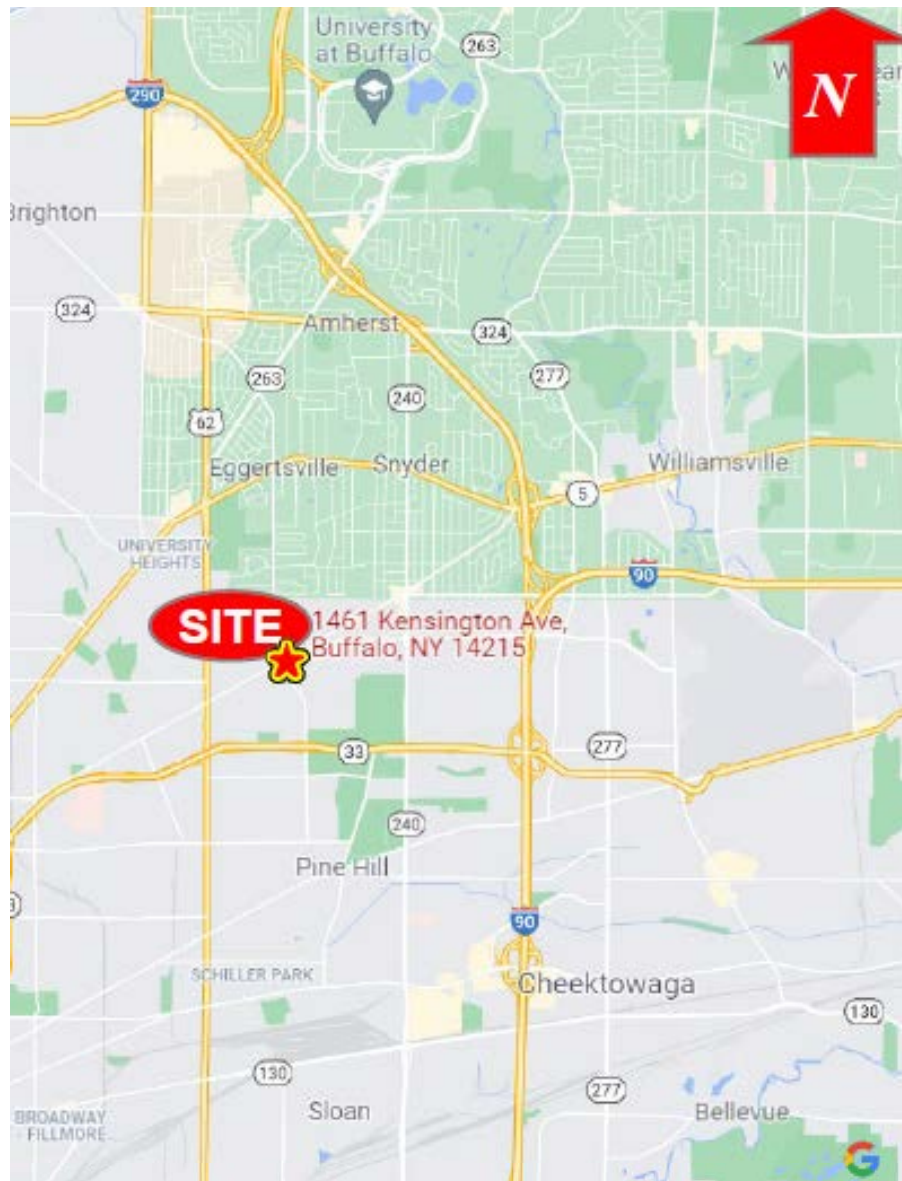
Demographic	1 Mile	3 Miles	5 Miles
Population	26,076	173,802	400,678
Average HH Income	\$68,988	\$78,175	\$79,559

Traffic Counts	
Kensington Avenue	7,840 AADT
Eggert Road	14,529 AADT

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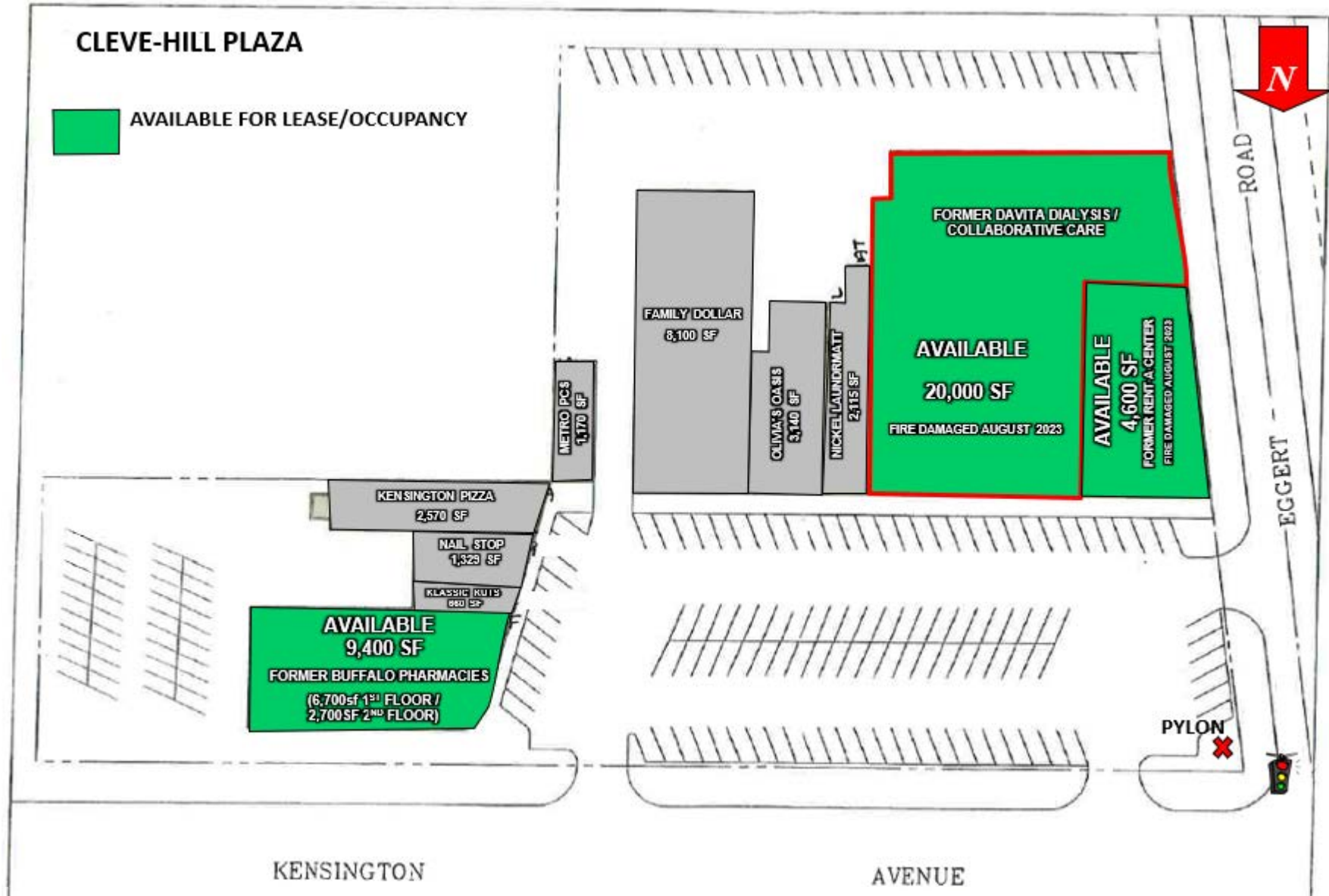
Location Map

Site Aerial

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Leasing Plan