

FOR LEASE

2282 Elmwood Avenue Kenmore, New York



Well Located Brick and Block Office/Retail Opportunity

Features	
Building Size	4,800 ± Sq.Ft.
Lot Size	.34 ± Acres
Floors	Two (2)
Year Built	1987
Zoning	RB
Parking	On-site

Property Highlights

- Located on Elmwood Avenue, just north of Kenmore Avenue, on the City of Buffalo Border
- Brick and Block Office/Retail Building Featuring: seven (7) offices, four (4) meeting rooms, reception area
- Handicapped accessible
- Parking for approximately thirty (30) cars with three (3) curb cuts to Elmwood Avenue
- Proximate to many area amenities including shopping, restaurants, banking, service businesses
- Located on two (2) primary NFTA bus routes
- Easily converts to many other uses including retail, day care center, medical use

Contact

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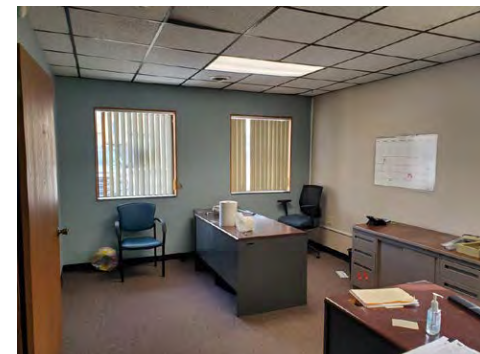
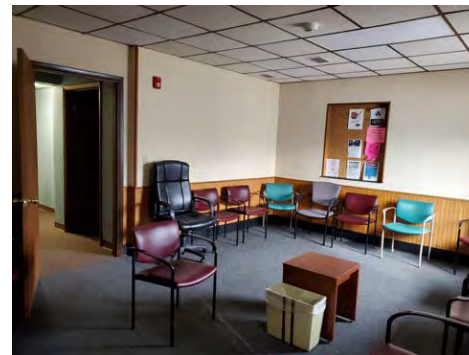
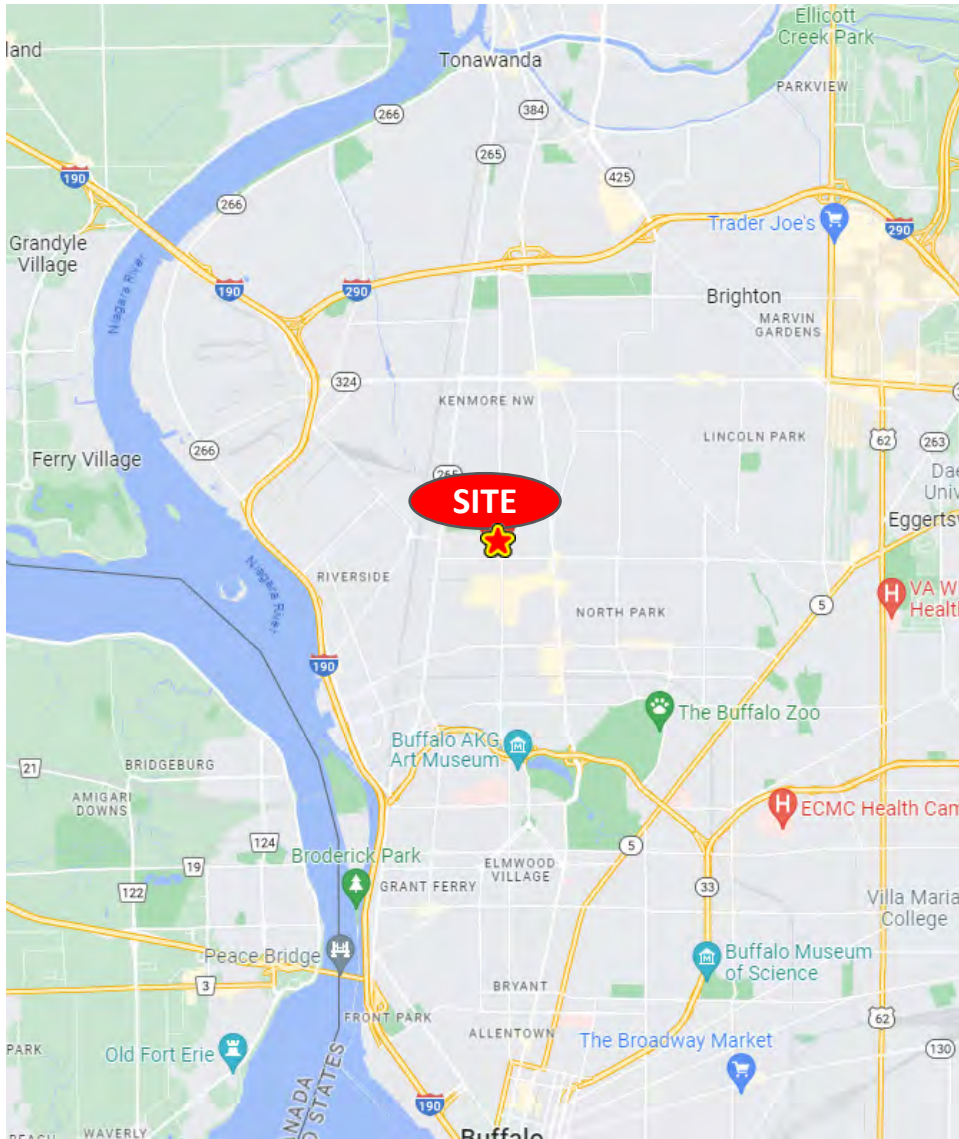
Village of Kenmore Office Space

Demographic	1 Mile			3 Miles		5 Miles		Traffic Counts	
	Population	Average HH Income	1 Mile	3 Miles	5 Miles	Elmwood Avenue	Kenmore Avenue	12,723 AADT	8,763 AADT
Population	25,275	\$78,590	150,940	\$82,946	327,848				
Average HH Income									

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Location Map

Photos