

FOR LEASE

600 & 1,600 Sq. Ft. Office/Retail Space Available

3218 Lake Shore Rd, Buffalo, NY 14219



PROPERTY HIGHLIGHTS

- Former gym/dance space
- Central location on main road into Downtown
- Great visibility
- Utilities included
- Large parking lot
- Less than 10 minutes to Downtown
- High ceilings



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



344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

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