



**COMMERCIAL**  
REAL ESTATE  
*the sign of a profitable property*



## PRIME RETAIL SPACE FOR LEASE - FORMER RITE AID

3249 Sheridan Drive, Buffalo, NY 14226



**MICHAEL SHARON**  
(818) 572-4050 | [msharon@illicre.com](mailto:msharon@illicre.com)  
LICENSE #01495419

**MICHAEL FOSTER**  
(716) 983-7487 | [fostermi248@gmail.com](mailto:fostermi248@gmail.com)  
LICENSE #49FO0966562



5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - [www.illicre.com](http://www.illicre.com) - DRE #01834124

RETAIL SPACE  
BUFFALO, NY

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**MICHAEL SHARON**

*SENIOR VICE PRESIDENT*

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*BROKER | FOSTER REAL ESTATE, INC.*

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RETAIL SPACE  
BUFFALO, NY

# PROPERTY FEATURES

3249 Sheridan Drive, Buffalo, NY 14226



Welcome to the **\*\*prime commercial space\*\*** at 3249 Sheridan Drive in the heart of Amherst, New York. This former Rite Aid store offers an exceptional opportunity for businesses seeking a strategic location with high visibility and abundant foot traffic.

- ✓ Prime corner location with high visibility
- ✓ Ample parking space
- ✓ Open floor plan suitable for various retail uses
- ✓ Large storefront windows
- ✓ HVAC system
- ✓ Drive Thru window
- ✓ High foot and vehicle traffic area

## PROPERTY HIGHLIGHTS

**Use Type:** Retail

**Availability:** Immediate

**APN:** 142289 67.41-2-1.11

**Zoning:** SC-3

**Gross Leasable Area:** ± 12,551 SF

**Lot Size:** ± 1.38 Acres (60,113SF)

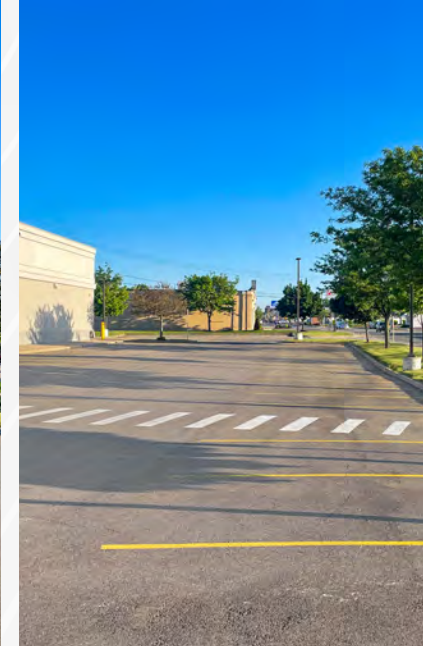
**Year Built / Renovated:** 1999/2006

**Number of Stories:** 1

**Number of Buildings:** 1

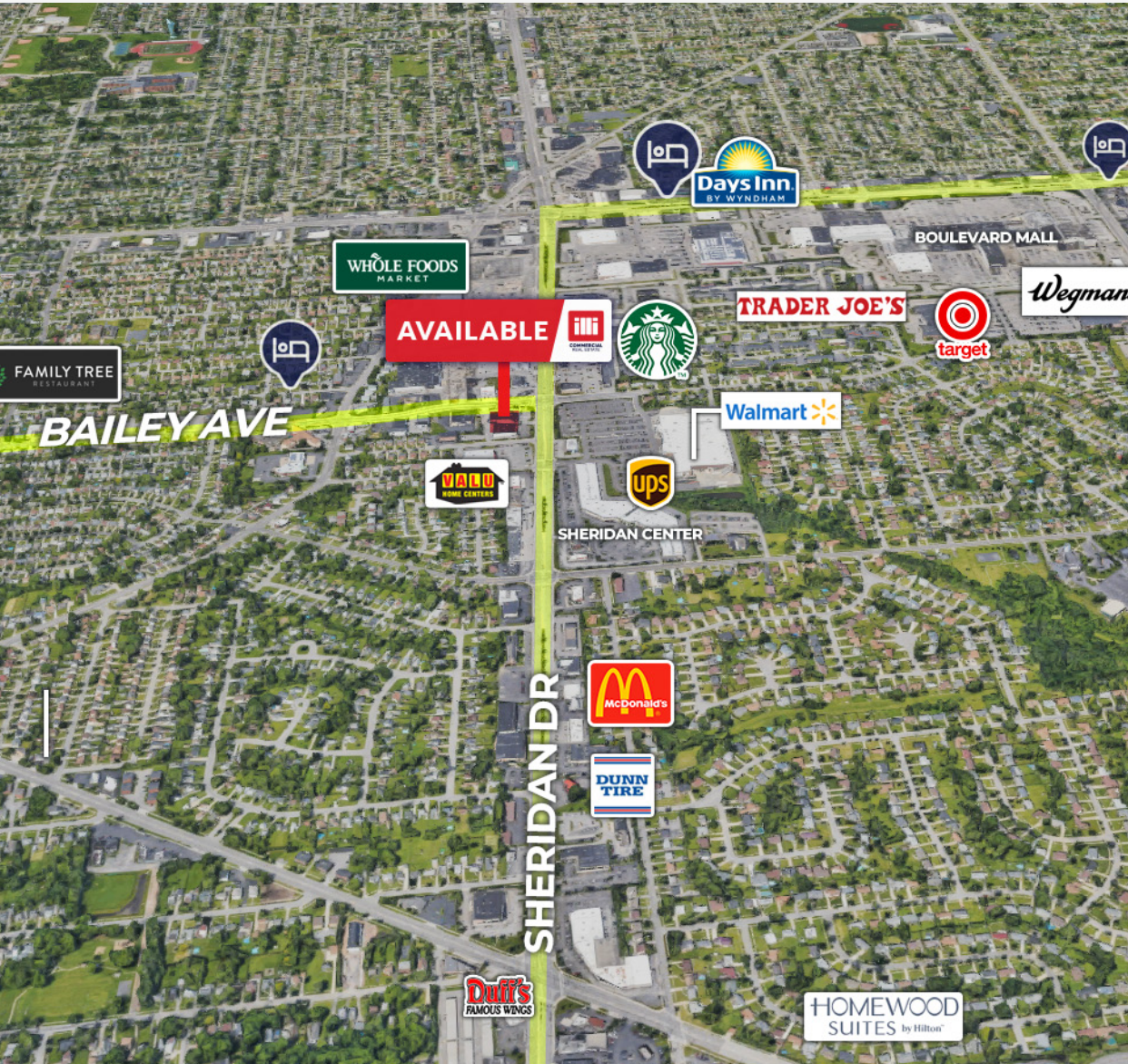
**Parking Spaces:** ± 64 Surface Spaces

**Parking Ratio:** 5.10 per 1,000 SF



# CITY HIGHLIGHTS

3249 Sheridan Drive, Buffalo, NY 14226



- ✓ Located in a bustling retail corridor
- ✓ Close proximity to major highways and public transportation
- ✓ Nearby retailers: Whole Foods Market, Walmart Super Center, Wegmans, and Home Depot
- ✓ Strong demographics with high household income
- ✓ Dense residential neighborhoods in surrounding areas

## DEMOGRAPHICS

### POPULATION



1 MILE	3 MILE	5 MILE
15,617	145,945	348,108

### AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILE	5 MILE
\$79,501	\$83,926	\$77,050

### DAYTIME POPULATION



1 MILE	3 MILE	5 MILE
15,416	136,602	320,573

### TRAFFIC COUNT



± 38,198 CPD ON  
SHERIDAN DR & BAILEY AVE

# CITY HIGHLIGHTS

3249 Sheridan Drive, Buffalo, NY 14226

## BUFFALO, NY

Situated at the head of the Niagara River and on the eastern shore of Lake Erie, Buffalo is the second largest city in the state of New York. The Buffalo-Niagara Falls metropolitan area has a combined population of about 1.3 million – the 49th largest in the U.S. Recognized for its urban layout and extensive park system designed by Joseph Ellicott and Frederick Law Olmsted, Buffalo city is fondly referred to as “the City of Trees” by its residents.

With a prolific cultural and art scene blending Northeastern and Midwestern US traditions and its two professional sports teams – the Buffalo Bills and the Buffalo Sabres – Buffalo is ranked as #2 in Sperling’s Best Places - The 10 Best Cities to Relocate to in the US.

## AMHERST, NY

Amherst, an inner ring suburb of Buffalo and the most populated town in upstate New York, is located 20 minutes northeast of downtown Buffalo. This town, situated in Western New York, offers convenient access to the Upstate region. According to WS Development, NorthTown, located in Amherst, benefits from being in the center of Buffalo’s strongest demographic corridor. Amherst has over 146,000 residents, making NorthTown’s trade area highly dense and affluent, with excellent road accessibility and visibility. NorthTown will be the region’s first upscale open-air retail project, complementing Buffalo’s ongoing growth and resurgence.



RETAIL SPACE  
BUFFALO, NY

# AREA MAP

3249 Sheridan Drive, Buffalo, NY 14226



**AVAILABLE** illi

SHERIDAN DRIVE ±27,151 CPD



FEDERAL OPPORTUNITY  
ZONE



WINDERMERE BOULEVARD  
ELEMENTARY SCHOOL

**AVAILABLE**



# AERIAL MAP



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