

# 98 RHODE ISLAND

98 Rhode Island  
Buffalo, NY 14213



INDUSTRIAL PROPERTY FOR SALE



**Joseph Jacobi Jr.**

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## PROPERTY DESCRIPTION

9,200-square-foot building with 2,000 square feet of renovated office space. The building has many upgrades, including LED lighting, HVAC, a new bathroom, and a new roof. Warehouse space has heat, and the building has one at-grade overhead door for loading and unloading.

## LOCATION DESCRIPTION

Located in Buffalo's Lower West Side neighborhood, this 9,200 SF warehouse/industrial space is just a minute from I-190 on/off ramps and the Peace Bridge.

## PROPERTY HIGHLIGHTS

- New HVAC
- New Bathroom
- New Roof
- LED Lighting

## OFFERING SUMMARY

Sale Price:	\$449,000
Lot Size:	0.21 Acres
Building Size:	9,200 SF



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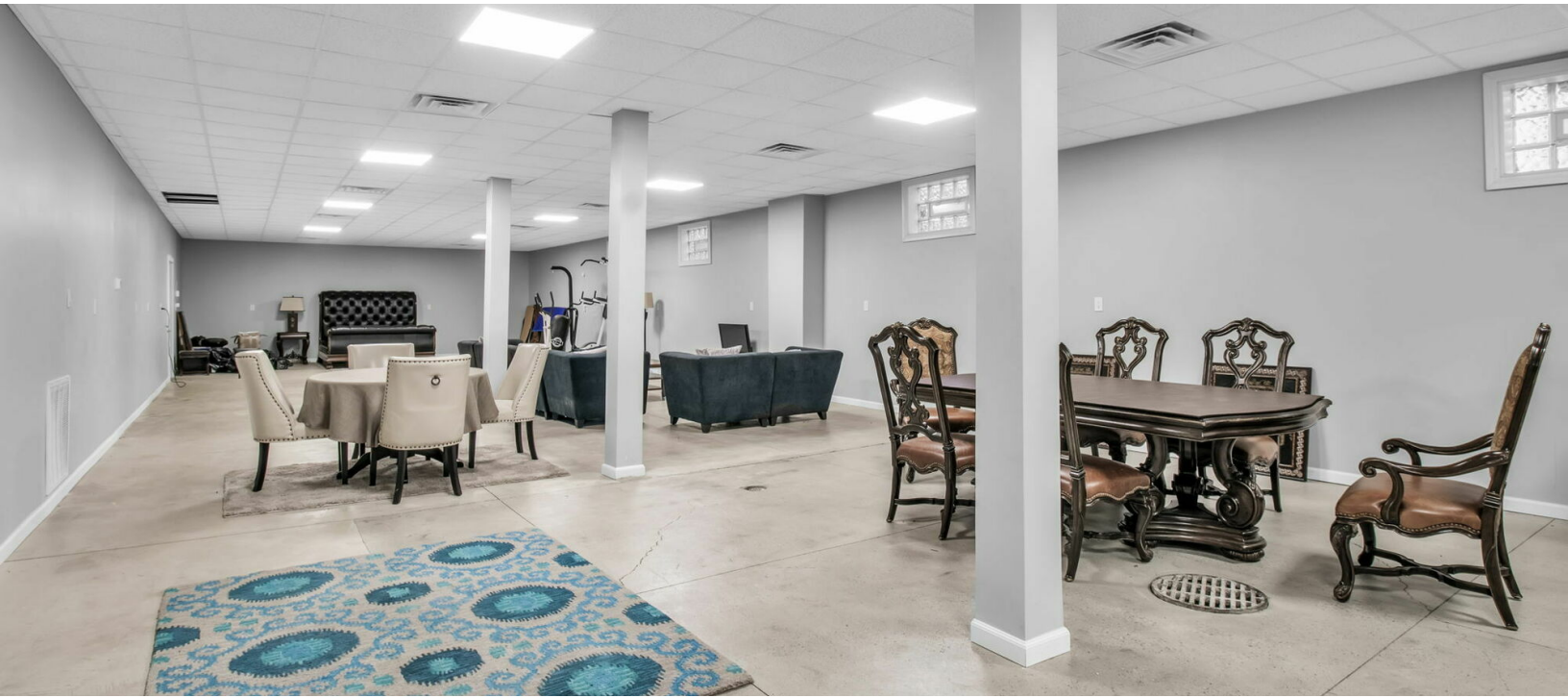
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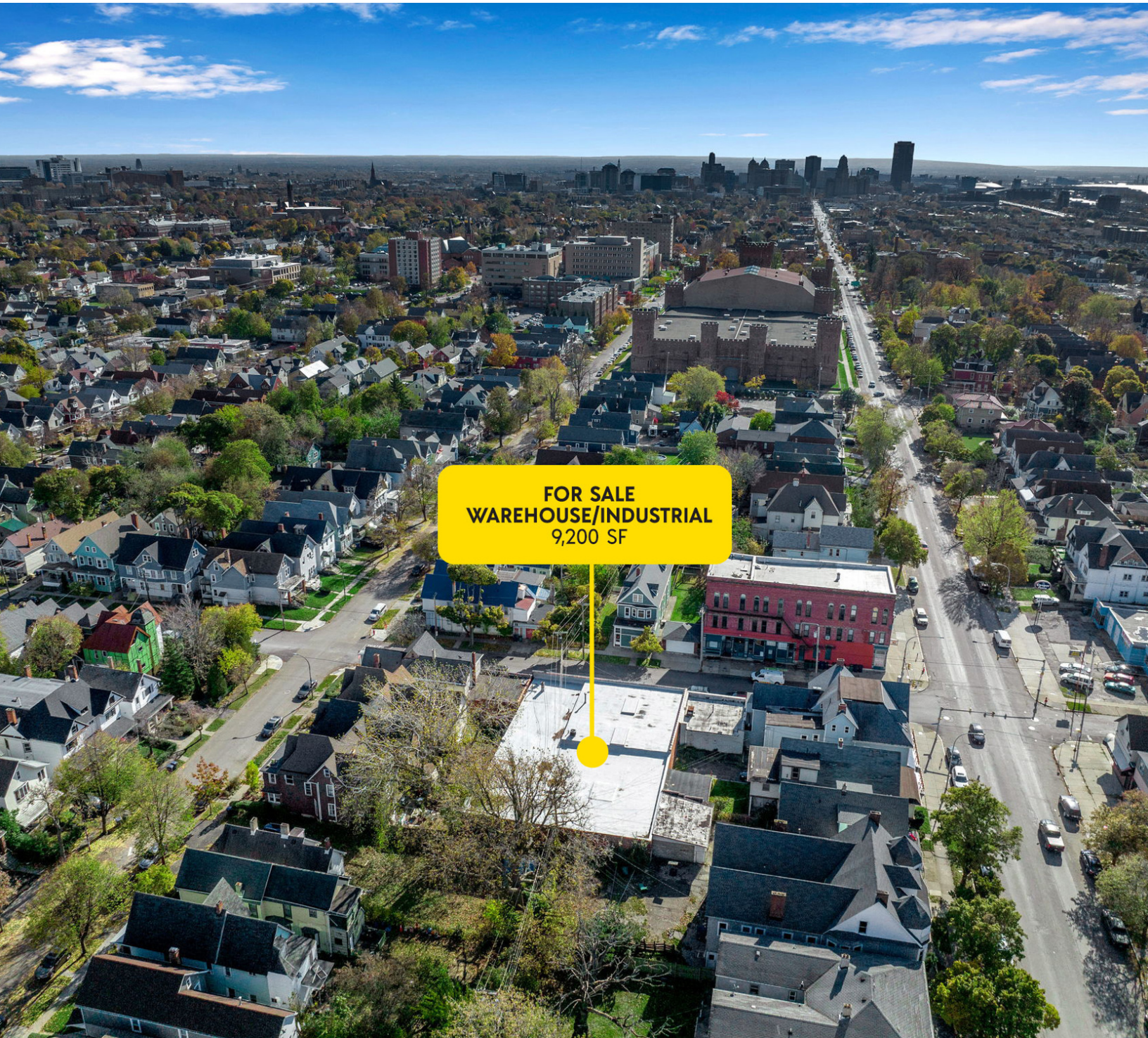
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**FOR SALE**  
**WAREHOUSE/INDUSTRIAL**  
**9,200 SF**



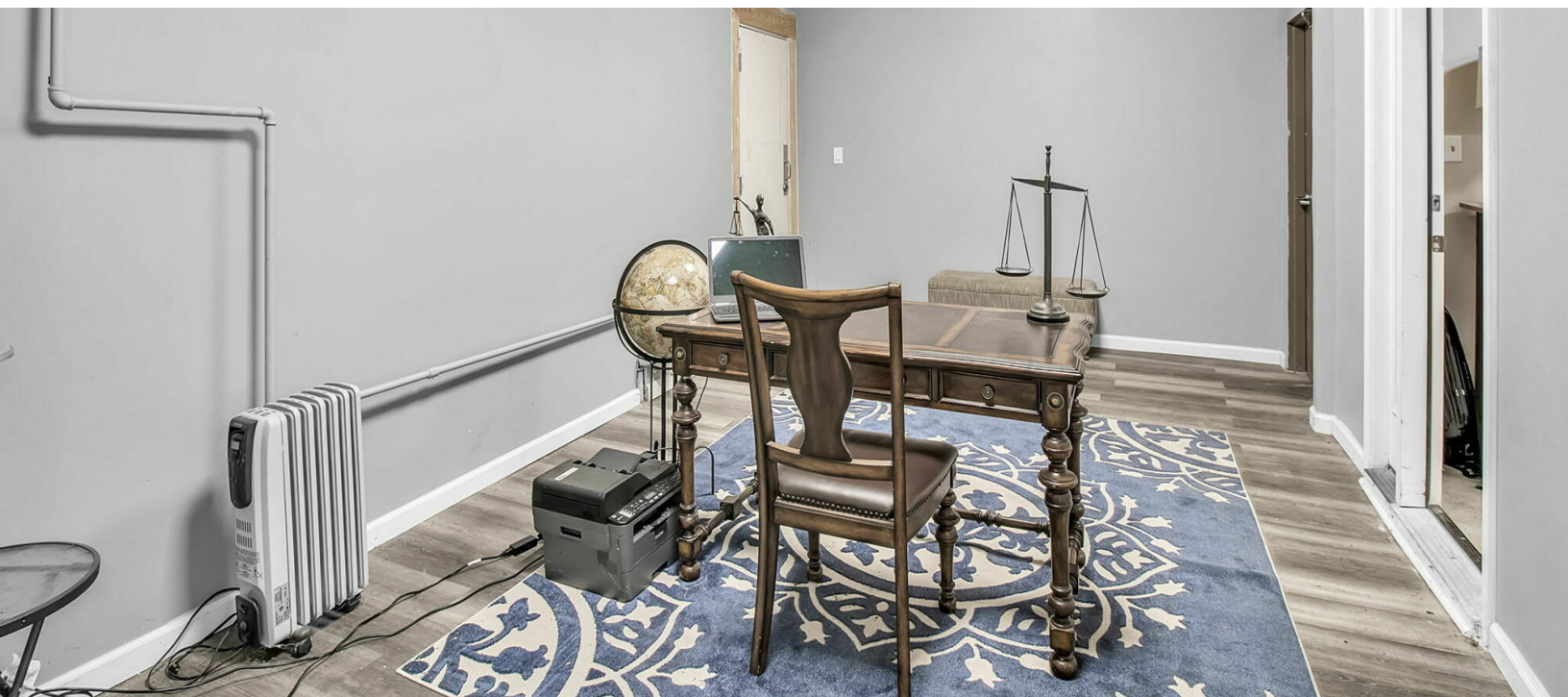
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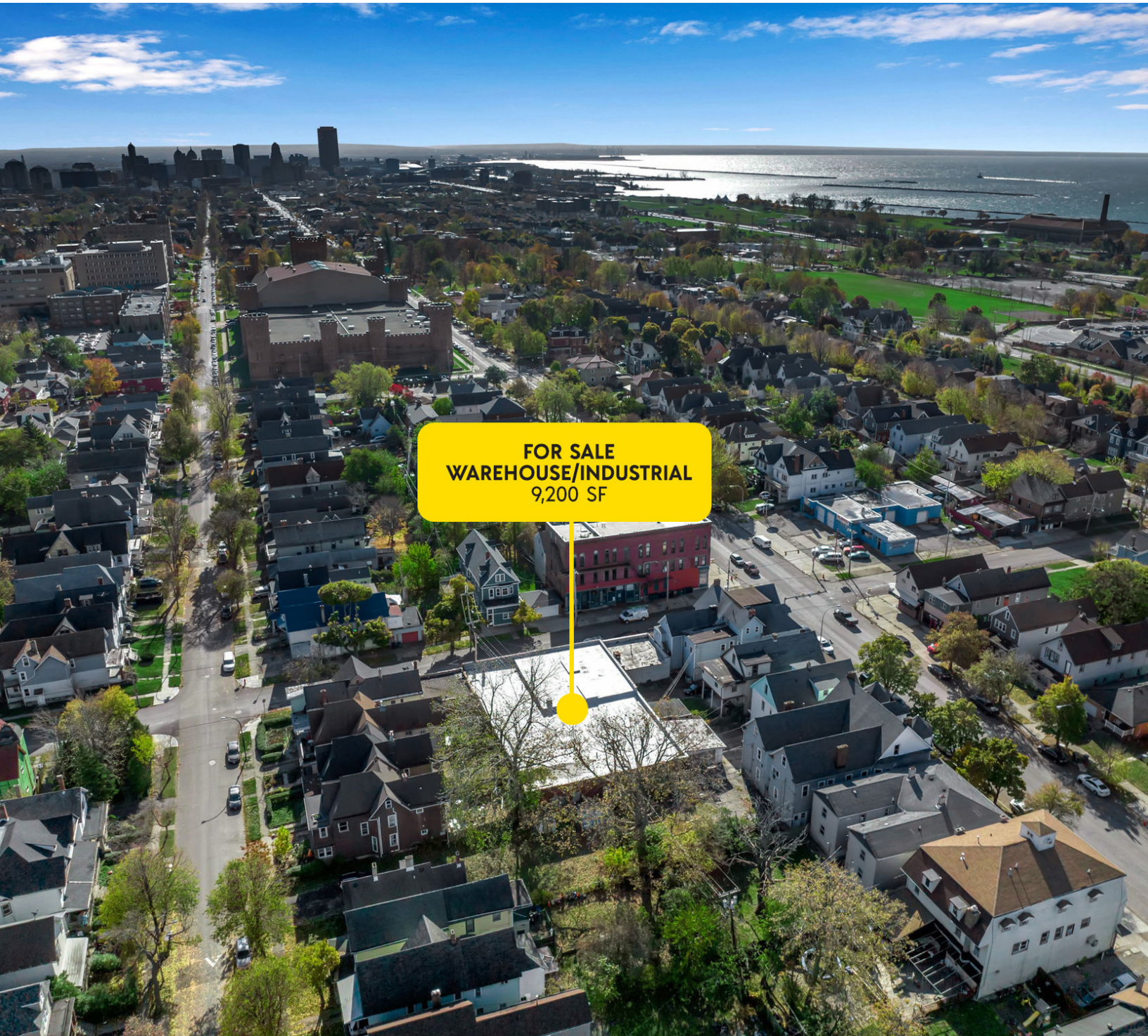
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WAREHOUSE/INDUSTRIAL  
9,200 SF**



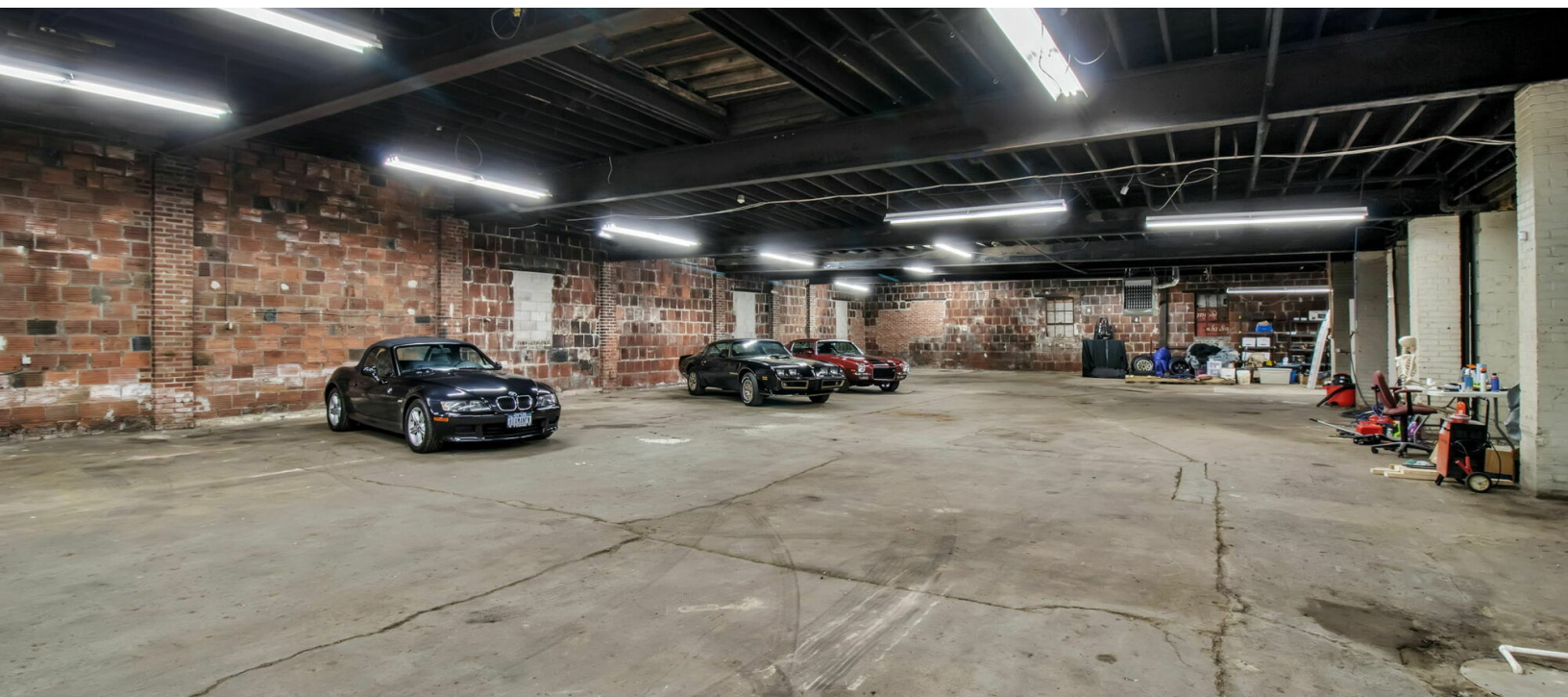
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## Demographics

Population				
<b>2023 Estimated Population</b>	<b>2,774</b>	<b>8,599</b>	<b>13,021</b>	<b>15,839</b>
2028 Projected Population	2,765	8,584	13,029	15,865
2020 Census Population	2,767	8,636	12,910	15,673
2010 Census Population	2,613	8,357	12,525	15,187
<b>2023 Median Age</b>	<b>40.7</b>	<b>40.7</b>	<b>41.5</b>	<b>41.7</b>
Households				
<b>2023 Estimated Households</b>	<b>1,193</b>	<b>3,425</b>	<b>5,090</b>	<b>6,123</b>
2028 Projected Households	1,179	3,400	5,065	6,107
2020 Census Households	1,174	3,388	4,978	5,977
2010 Census Households	1,064	3,133	4,639	5,575
Race and Ethnicity				
2023 Estimated White	86.7%	87.3%	87.7%	88.2%
2023 Estimated Black or African American	2.2%	2.7%	2.5%	2.4%
2023 Estimated Asian or Pacific Islander	1.0%	0.9%	1.0%	1.1%
2023 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%	0.2%
2023 Estimated Other Races	9.8%	8.8%	8.6%	8.2%
2023 Estimated Hispanic	11.7%	11.2%	10.6%	10.0%
Income				
2023 Estimated Average Household Income	\$105,423	\$117,460	\$116,929	\$123,107
<b>2023 Estimated Median Household Income</b>	<b>\$80,519</b>	<b>\$99,257</b>	<b>\$102,566</b>	<b>\$106,812</b>
2023 Estimated Per Capita Income	\$45,404	\$47,000	\$45,928	\$47,793
Education (Age 25+)				
2023 Estimated High School Graduate	34.8%	28.4%	27.7%	28.1%
2023 Estimated Some College	27.3%	26.5%	25.9%	24.8%
2023 Estimated Associates Degree Only	7.9%	10.5%	11.2%	10.9%
2023 Estimated Bachelors Degree Only	14.3%	18.8%	18.9%	19.4%
2023 Estimated Graduate Degree	10.8%	8.6%	8.5%	9.2%
<b>2023 Estimated College Graduate</b>	<b>60.3%</b>	<b>64.4%</b>	<b>64.5%</b>	<b>64.3%</b>
Business				
2023 Estimated Total Businesses	79	221	327	410
<b>2023 Estimated Total Employees</b>	<b>562</b>	<b>1,727</b>	<b>3,078</b>	<b>3,697</b>
2023 Estimated Employee Population per Business	7.1	7.8	9.4	9.0
2023 Estimated Residential Population per Business	35.0	38.9	39.8	38.6



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