

20,000+/- & 30,000+/- SF OFFICE/RETAIL or WAREHOUSE SPACE

652 S Ogden St, Buffalo, NY 14206

**OFFERING SUMMARY**

Available SF: 20,000 & 30,000 SF

Lease Rate: Call For More Details

Lot Size: 10.0 Acres

Year Built: 1976

Building Size: 110,507 SF

Zoning: 452

PROPERTY OVERVIEW

We are excited to announce the availability of 20,000+/- & 30,000+/- SF spaces for lease in a strip center plaza. This property, formerly used as office space, can easily be converted into office, retail, or warehouse space. The 30,000+/- SF space was a former Big Lots Store with one loading dock, all new HVAC units last year. The location of the property at the end of the plaza provides accessibility from the rear, side, and front of the building. There is a protruding canopy over the front door for access, which adds to the visual appeal of the property. As you enter the property, there is a vestibule with storage and restrooms for any customers or employees. This opens up into a massive 13,000+/- square-foot open area suitable for any business. Along the exterior perimeters of the space, there is a combination of private offices, a conference room, a storage room, bathrooms, and a large break room. The ceiling height to the drop-down grid is 10' 8" and 16' to the roof joist. Potential to have a docks or overhead doors installed on the side of the building. The property is beautifully maintained and available immediately. Don't miss out on this opportunity to lease a prime location with endless possibilities.



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4455 TRANSIT ROAD, SUITE 3B
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LOCATION DESCRIPTION

Located just north of S. Ogden St. and Dingsen Street intersection. This property offers easy access to major routes such as the New York state Thruway I-190 I-90, as well as Route 62 Bailey Avenue and downtown Buffalo. It is also located in close proximity to the Southtowns and other surrounding markets. The property is predominantly surrounded by residential homes, making it a great location for various businesses.

PROPERTY HIGHLIGHTS

- 20,000+/- & 30,000+/- SF Spaces Available Immediately
- Office / Retail / Warehouse Capability
- Massive Open Space in Center of Property
- Ample Parking Spaces
- Ability to Install Loading Dock

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	219	1,678	7,309
Total Population	384	3,334	14,394
Average HH Income	\$39,770	\$44,540	\$48,869



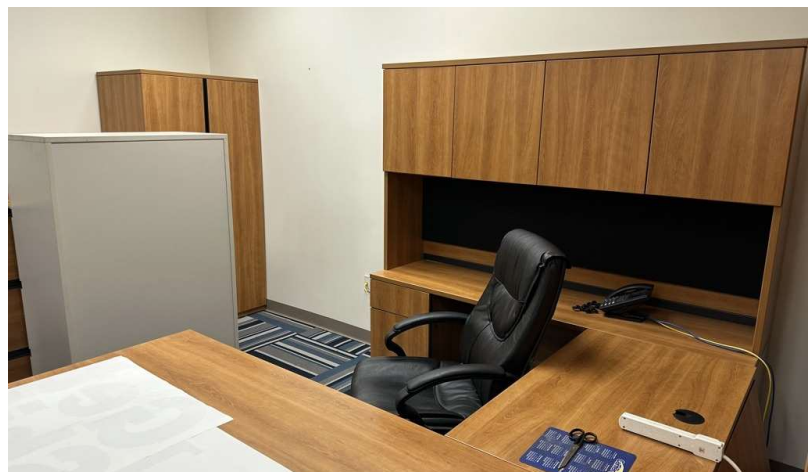
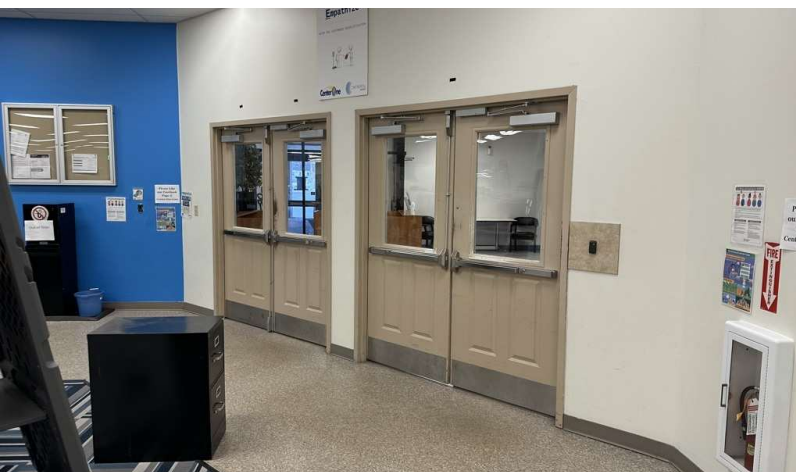
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ADDITIONAL PHOTOS

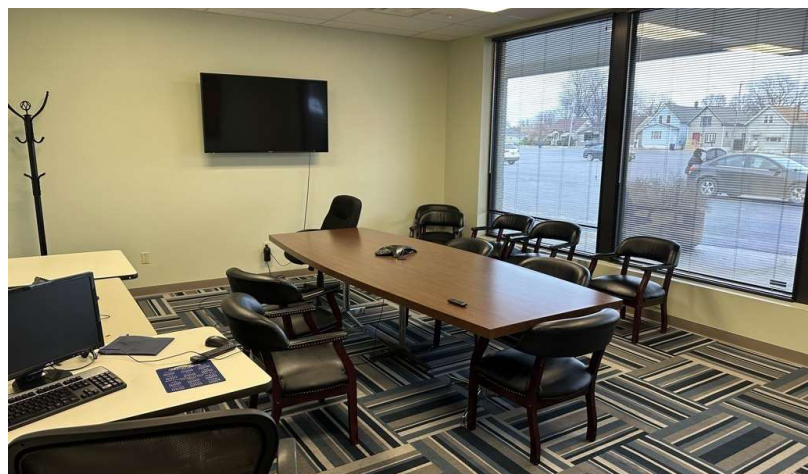
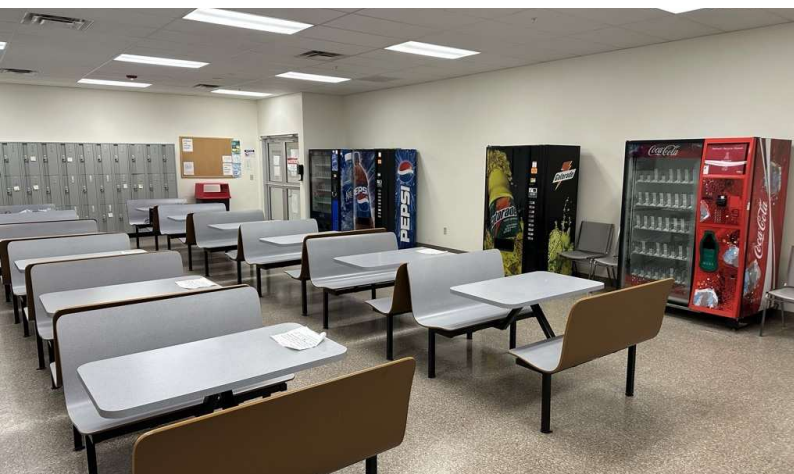
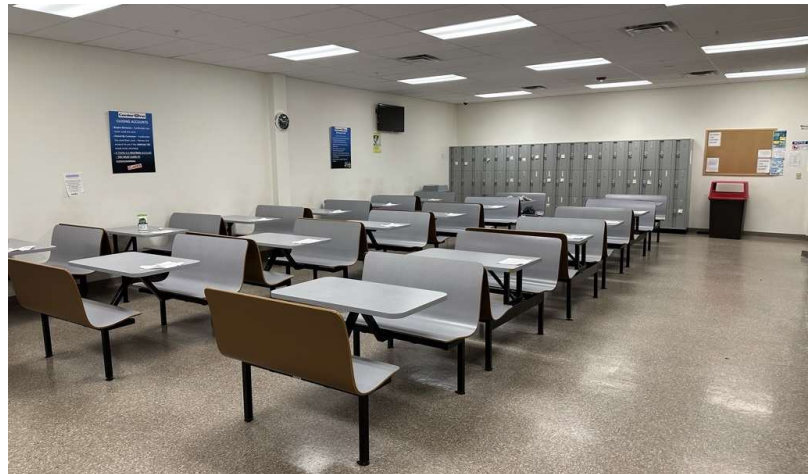
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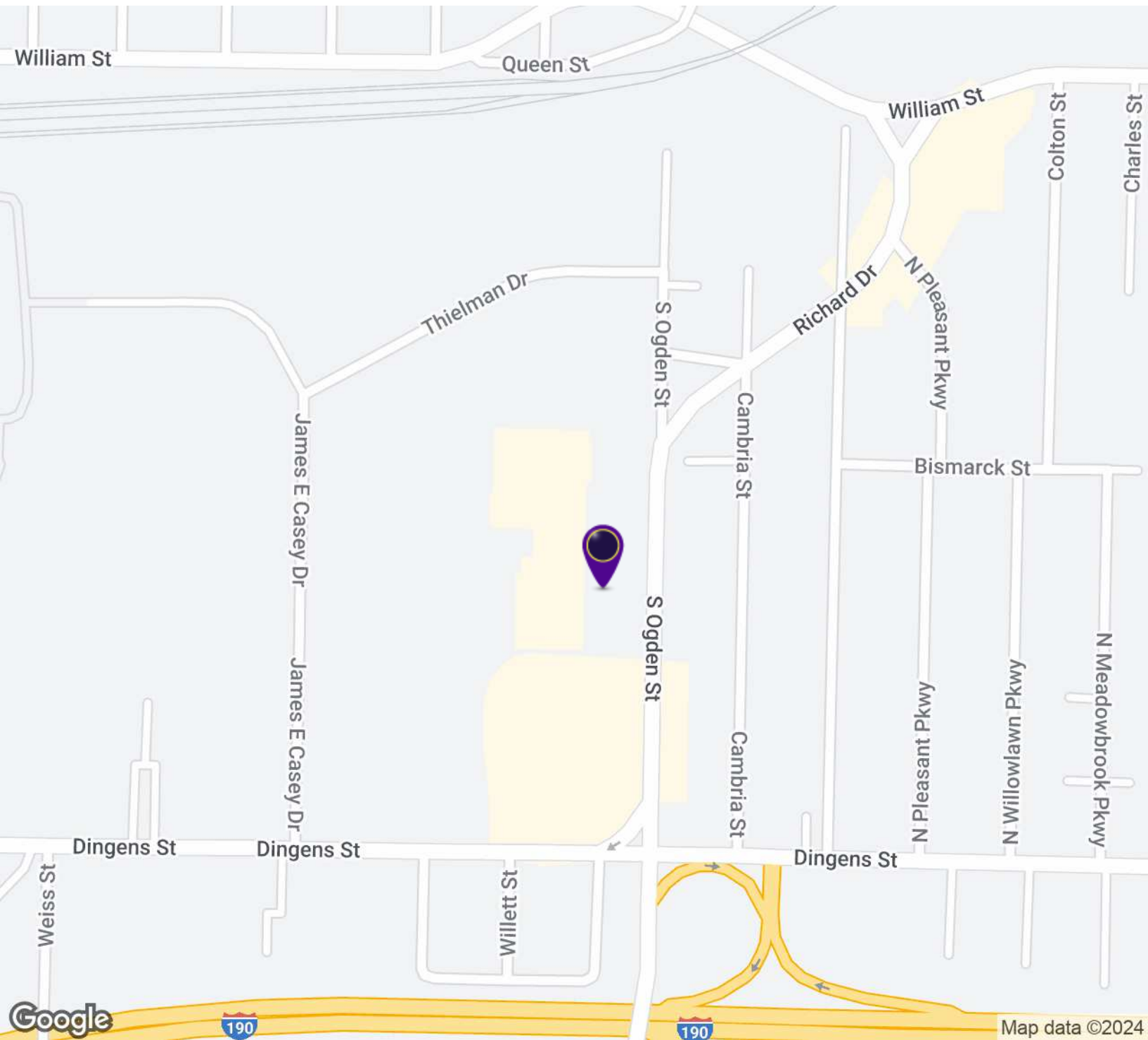
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LOCATION MAP

20,000+/- & 30,000+/- SF OFFICE/RETAIL or WAREHOUSE SPACE

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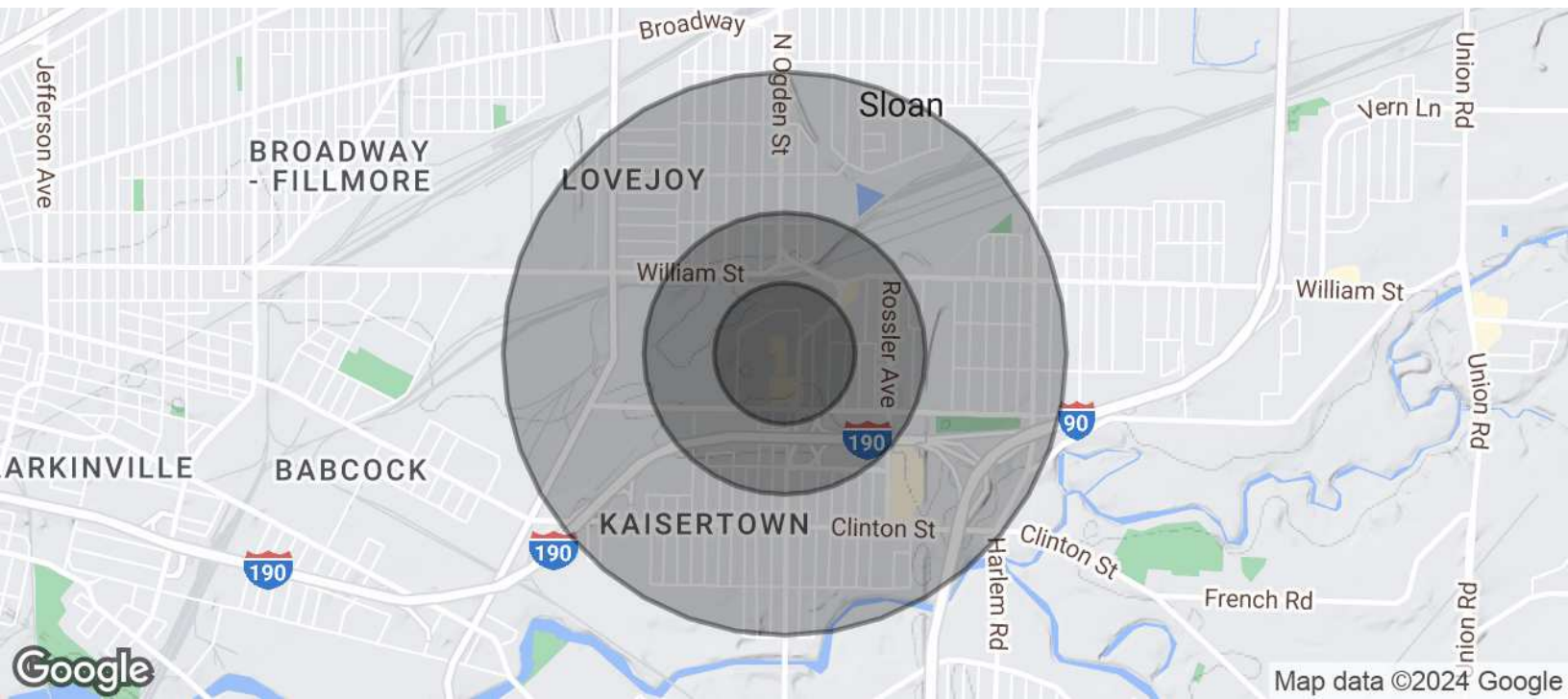


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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	384	3,334	14,394
Average Age	35.0	36.2	39.5
Average Age (Male)	45.2	41.0	41.7
Average Age (Female)	33.3	34.5	38.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	219	1,678	7,309
# of Persons per HH	1.8	2.0	2.0
Average HH Income	\$39,770	\$44,540	\$48,869
Average House Value	\$83,524	\$80,895	\$78,802

2020 American Community Survey (ACS)



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