

# 2,814+/- SF Retail Space

2458 Delaware Avenue, Buffalo, NY 14216



## OFFERING SUMMARY

Available SF: 2,814 SF

Lease Rate: Call for More Details

Building Size: 2,814 SF

Zoning: Commercial

## PROPERTY OVERVIEW

The property's strategic location, ample parking, and high visibility make it an ideal choice. Situated in a high-traffic area with excellent visibility and accessibility on the corner of Delaware Avenue and Tacoma Avenue. 2,814+/- SF Open floor plan with flexible space configurations to suit various business needs. ADA compliant with easy access to public transportation and major highways. Close to popular dining, shopping, and entertainment venues, enhancing foot traffic and customer engagement. Ideal For: Retail stores, Professional offices, Medical practices, Showrooms, Service-oriented businesses



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## PROPERTY SUMMARY

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### LOCATION DESCRIPTION

This prime location in the heart of Buffalo, NY. Situated in a bustling commercial area, the property is surrounded by a diverse array of retail and dining establishments, including the popular Buffalo Artisan Market and the renowned Parkside Candy Shoppe. The nearby Delaware Park offers a relaxing retreat for visitors, while the Buffalo Zoo and the Albright-Knox Art Gallery provide cultural and leisure attractions. With its close proximity to major thoroughfares, the area provides excellent accessibility and visibility for businesses. Other near by businesses include: Tops, Target, Delta Sonic Car Wash, McDonalds, Home Depot, Sonic Drive-In, Dunkin Donuts, Burger King, Five Below, ALDI, Dollar Tree, Chipotle, Popeyes, Starbucks, Kohl's, Sunoco, Checkers, Subway, Bath & Body Works, Value, Walgreens, Pizza Hut, Wegmans, CVS, Rite Aid, Might Taco, Denny's, Big Lots, U-Haul

### PROPERTY HIGHLIGHTS

- Prime location on Delaware Avenue in Buffalo, NY
- Flexible floor plan to accommodate various businesses
- Ample parking for tenants and visitors
- High visibility and foot traffic for excellent exposure
- Proximity to major transportation routes for accessibility



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ADDITIONAL PHOTOS

# 2,814+/- SF Retail Space

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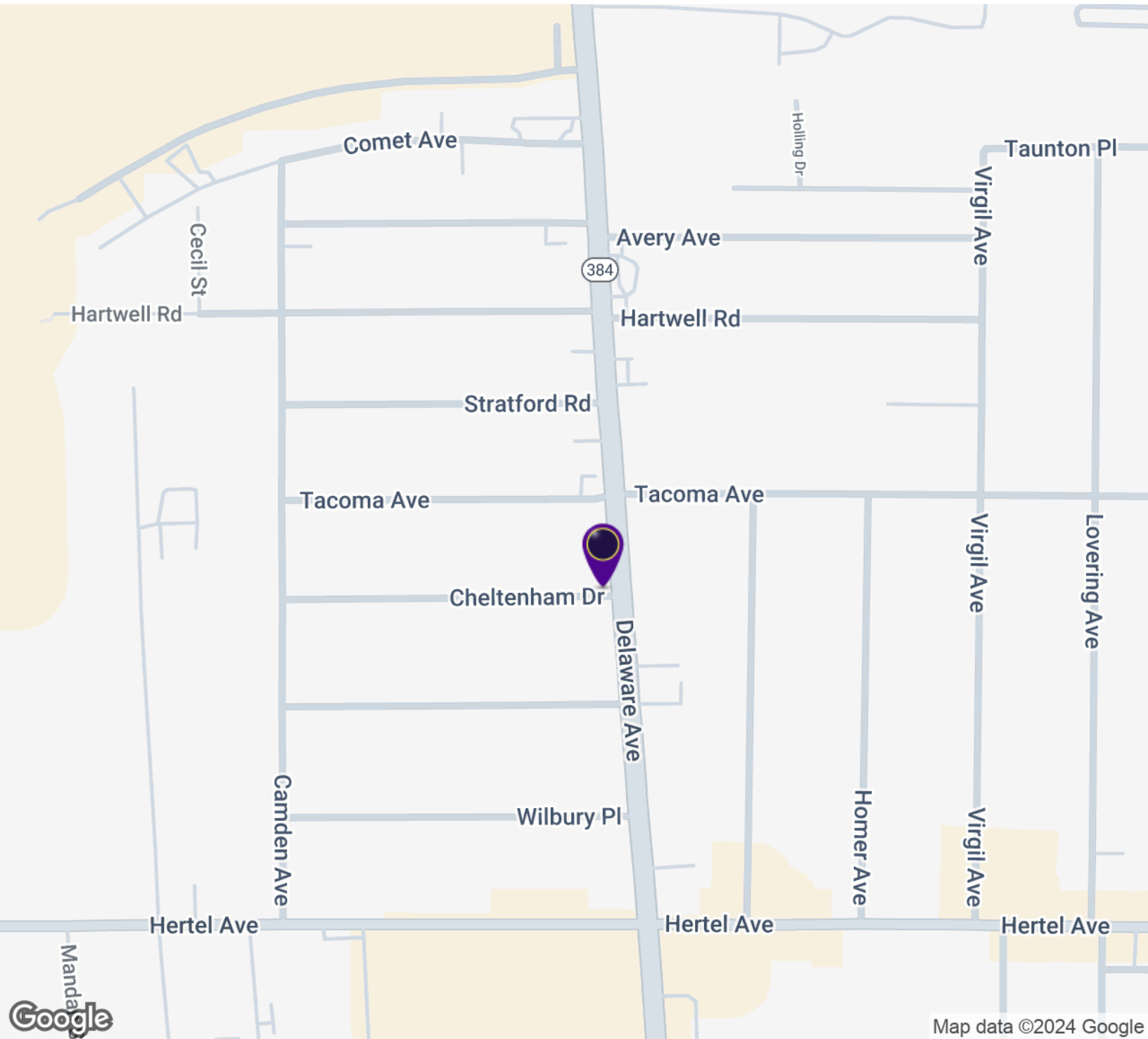


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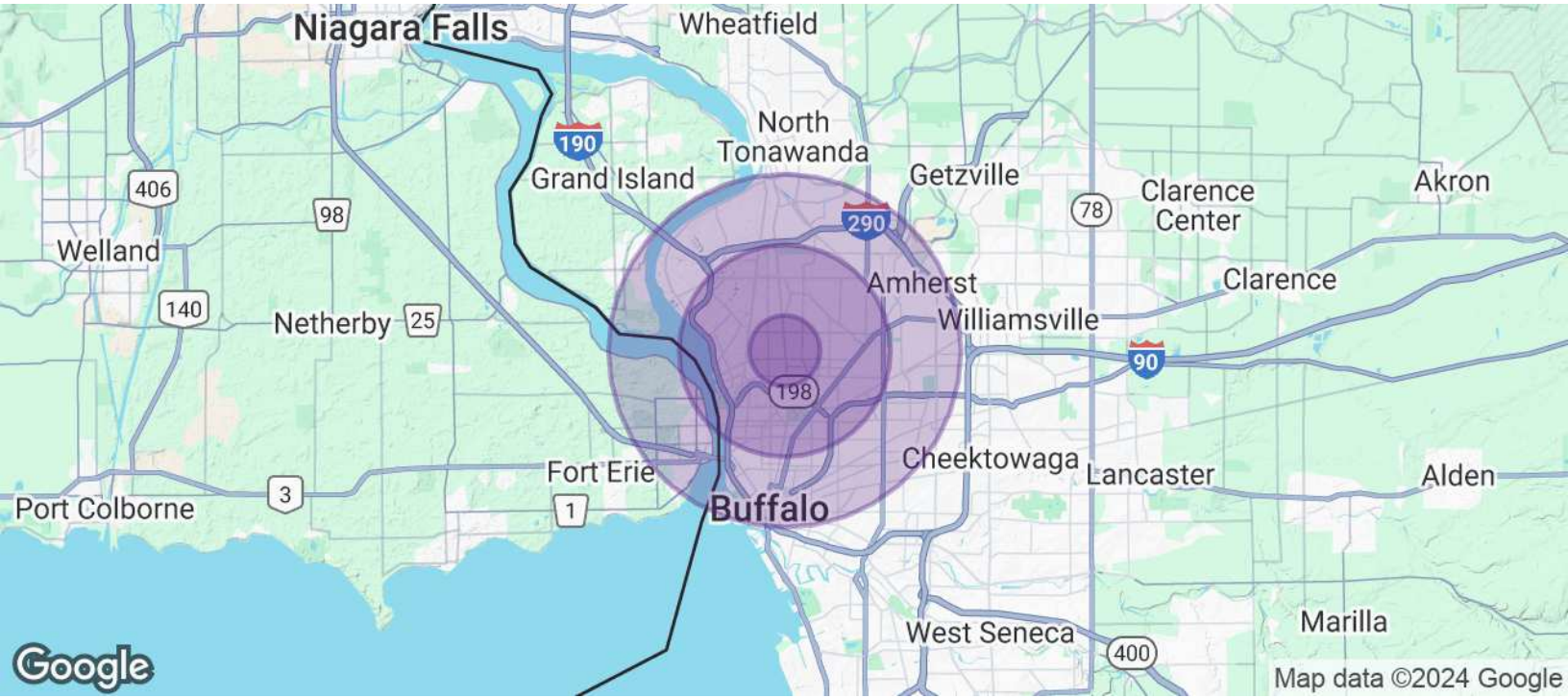


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	27,153	186,496	357,962
Average Age	40	39	39
Average Age (Male)	39	38	38
Average Age (Female)	41	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,241	80,800	154,439
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$85,149	\$79,198	\$74,972
Average House Value	\$291,077	\$268,271	\$258,015

Demographics data derived from AlphaMap



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