

# FOR LEASE

424 ELMWOOD AVE, BUFFALO, NY 14222



**8,501 +**  
SF AVAILABLE



**325,950**  
PEOPLE WITHIN 5 MILES



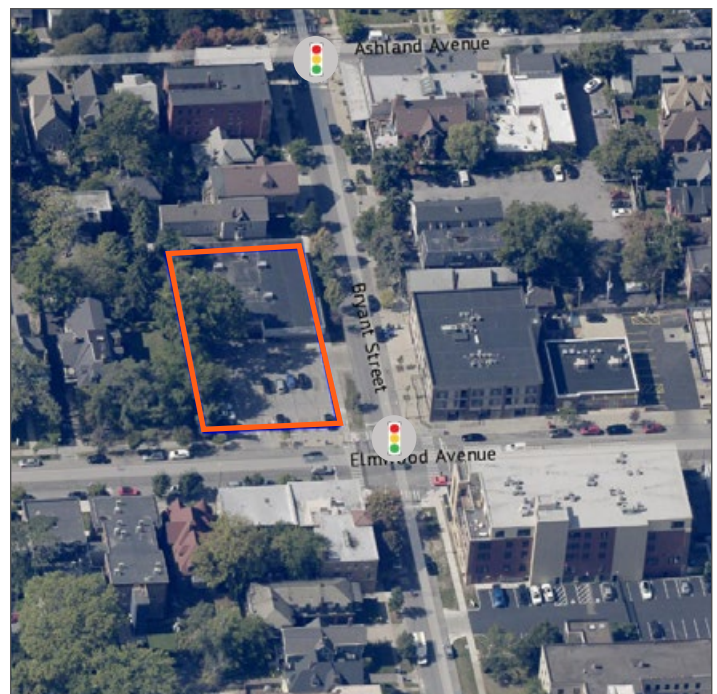
**\$NEGOTIABLE**  
LEASE PRICE

## OFFERING SUMMARY

Property Type	Retail
Lot Size	0.425 + Acres
Space Available	8,501 + SF
Lease Type	NNN
Traffic Counts	Elmwood Ave: 10,041 / vpd Bryant St: 1,852 / vpd
Parking	24 Spaces
Lease Price	\$Negotiable

## PROPERTY HIGHLIGHTS

- Corner location with excellent street visibility
- High foot traffic in Buffalo's most walkable neighborhood-Elmwood Village
- Named one of America's 10 Great Neighborhoods
- Surrounded by 200+ shops, cafés, galleries & pubs
- Ideal for retail, café, gallery, or boutique concepts
- Turnkey-ready with flexible layout potential



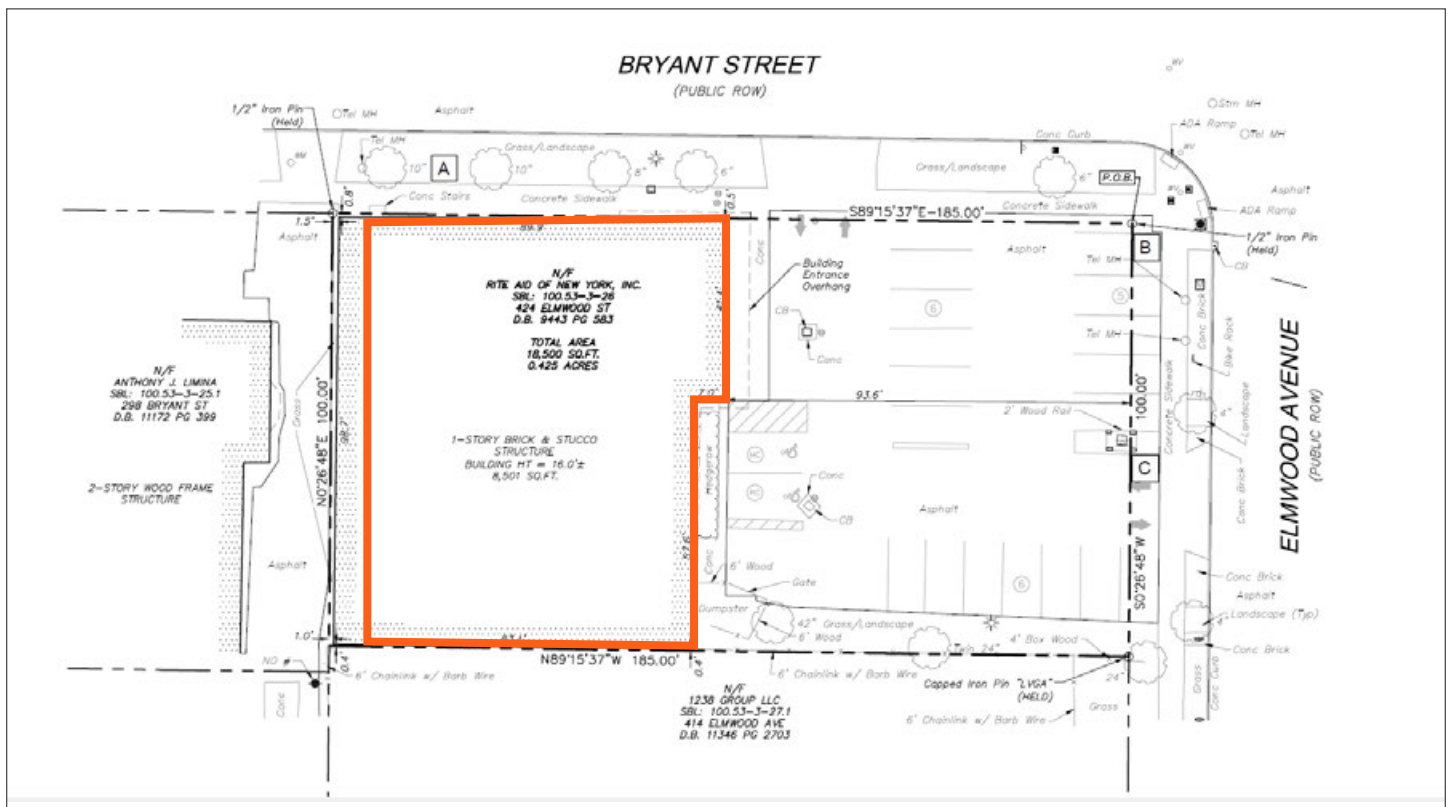
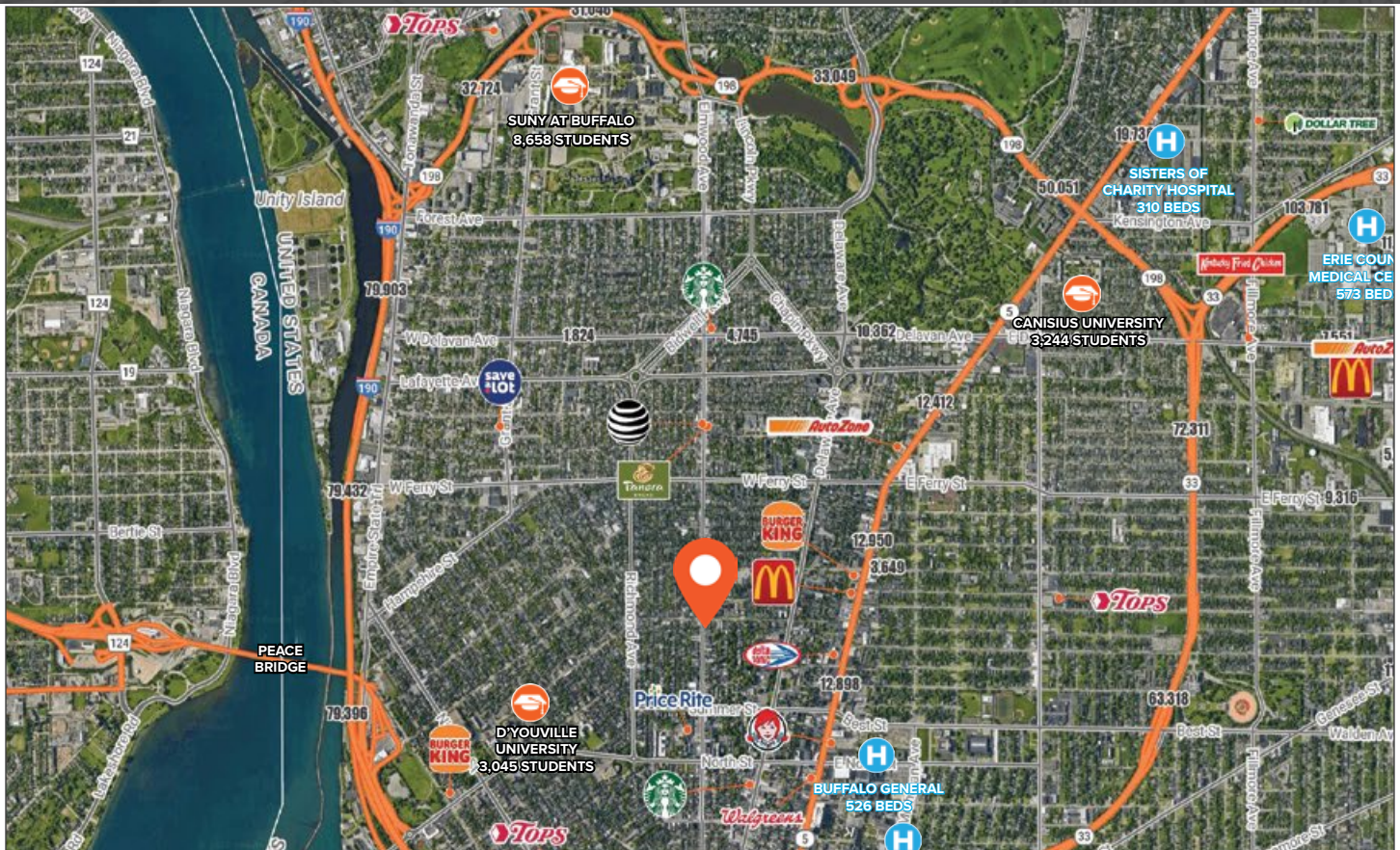
DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	41,717	156,217	325,950
Median HH Income	\$65,885	\$54,850	\$57,843
Households	21,581	70,406	143,218
Employees	18,706	90,926	135,014



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