220-230 LEXINGTON AVE

220-230 Lexington Ave
Buffalo, NY 14222

DONOVAN
REAL ESTATE SERVICES

AVAILABLE
1,000 SF
COMMERCIAL SPACE
RETAIL • OFFICE

PROPERTY DESCRIPTION

1,000 SF retail space with an open floor plan, exposed brick, and high ceilings. There is a built out storage and office section in the rear of the space. Building retail tenants include Kunis Sushi, Saint Neri, and Wild Things Jewelry.

LOCATION DESCRIPTION

The available building is located on a corner in the Elmwood Village. A popular neighborhood in the city of Buffalo, NY, Elmwood Village is bordered by Buffalo State College campus, and Delaware Park, a historic park system design by Frederick Law Olmsted. Elmwood Village is home to numerous local bars, restaurants, and shops, as well as several national retailers including Starbucks, Bank of America, M&T Bank, and Panera. As one of Upstate New York's most popular neighborhoods, Elmwood Village has a population of highly educated young working professionals.

PROPERTY HIGHLIGHTS

- Neighborhood is walkable and vibrant
- Charming character with exposed brick walls
- Multiple successful, established co-tenants in the building and surrounding neighborhood.

OFFERING SUMMARY

Lease Rate:	$2,200.00 per month (NNN)
Available SF:	1,000 SF
Building Size:	21,000 SF

Joseph Jacobi Jr.
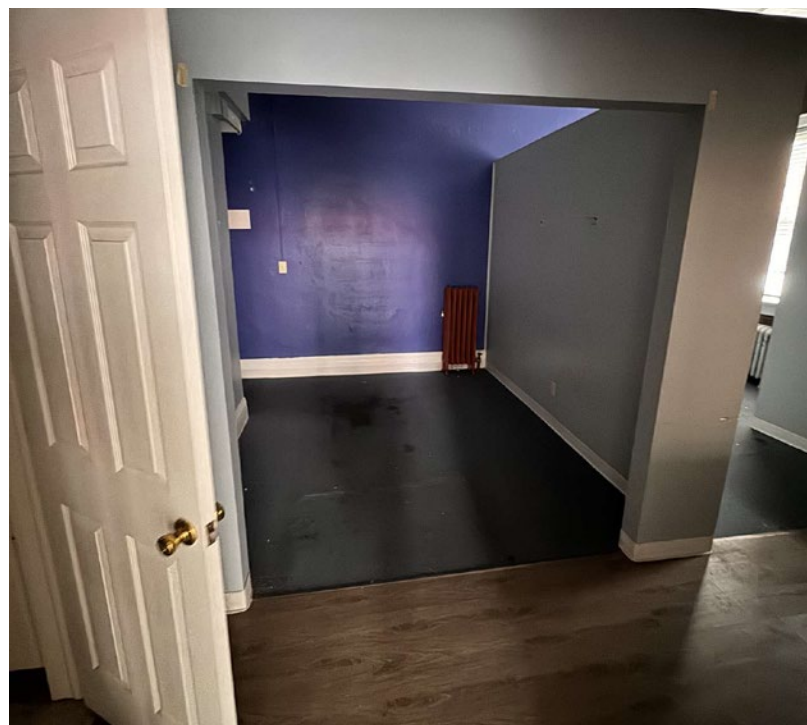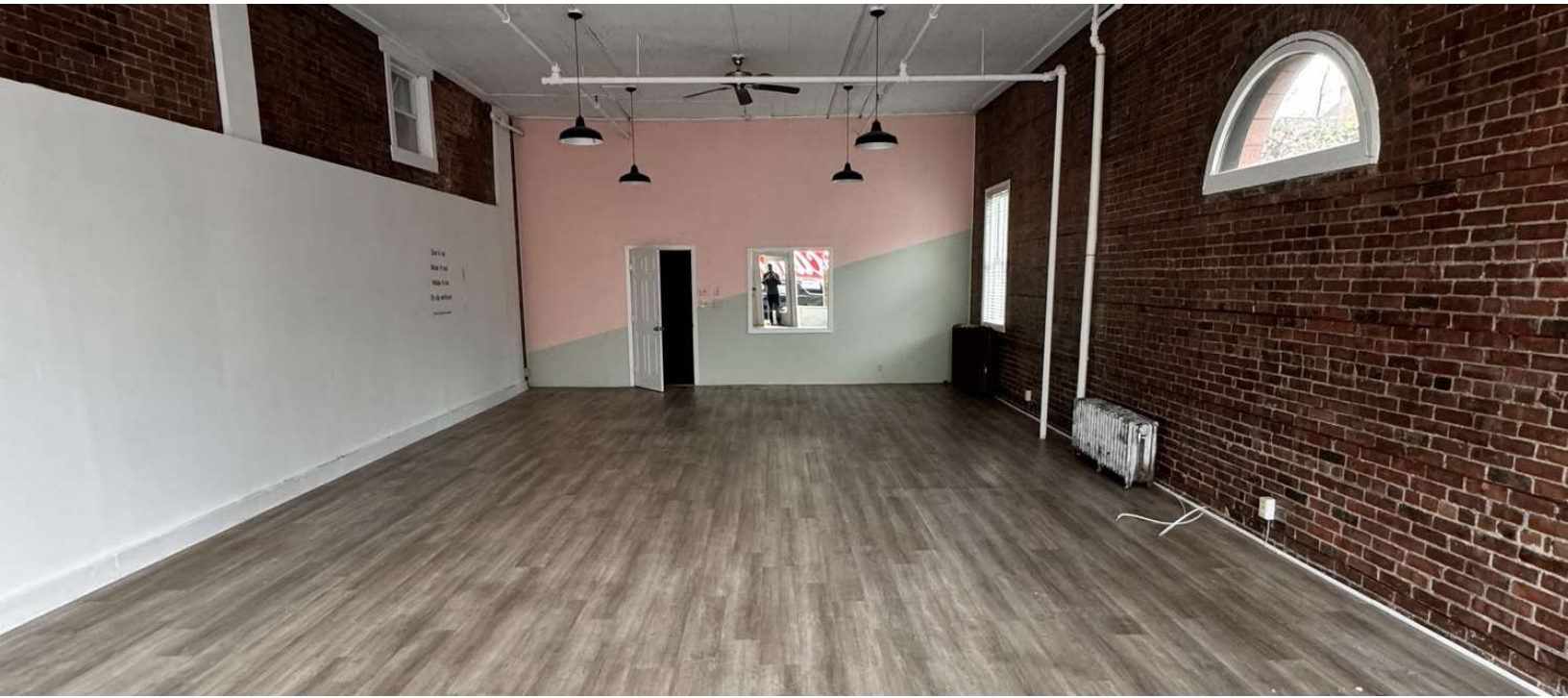716.863.7731 | joe@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com

RETAILBROKERS
NETWORK

DONOVAN
REAL ESTATE SERVICES

Joseph Jacobi Jr.
716.863.7731 | joe@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com

RETAILBROKERS
NETWORK

DONOVAN
REAL ESTATE SERVICES

AVAILABLE
1,000 SF
COMMERCIAL SPACE
RETAIL · OFFICE

W FERRY ST 6,894 AADT

ELMWOOD AVE 10,796 AADT

7-ELEVEN
Panera
FORTY THIEVES
DOLLAR GENERAL
AutoZone
M&T Bank
UNITARIAN UNIVERSALIST
CHURCH OF BUFFALO
W FERRY ST 8,031 AADT
SHERWIN-WILLIAMS
Mobil
MILKIE'S
SAIGON CAFE
W UTICA ST 3,948 AADT
FAMILY DOLLAR
BURGER KING
Bank of America
PARKING GARAGE
MONRO
GOODYEAR
RUST BELT
BARBERING & SALON
SUNOCO
Five Star Bank
RITE AID
SALON LULO
BRYANT ST 2,640 AADT
400 AT ELMWOOD
APARTMENTS
RICHMOND AVE 9,731 AADT
ELMWOOD AVE 10,796 AADT
DUNKIN'
7-ELEVEN
SUMMER ST 7,206 AADT
KeyBank
ACE
Price Rite

Google

Imagery ©2019 CNES / Airbus, Maxar Technologies, New York GIS, U.S. Geological Survey, USDA Farm Service Agency

Joseph Jacobi Jr.
716.863.7731 | joe@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com

RETAILBROKERS
NETWORK

DONOVAN
REAL ESTATE SERVICES

AVAILABLE
1,000 SF
COMMERCIAL SPACE
RETAIL • OFFICE

Joseph Jacobi Jr.
716.863.7731 | joe@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
Donovan Real Estate Services LLC, Licensed Real Estate Broker • 460 East Avenue Rochester, NY 14607

RETAIL BROKERS
NETWORK

DONOVAN REAL ESTATE SERVICES

DEMOGRAPHICS	1 MI	2 MI	3 MI	10 MIN
Population				
2024 Estimated Population	**39,040**	**90,791**	**150,003**	**183,028**
2029 Projected Population	38,782	92,327	152,784	185,909
2020 Census Population	39,039	90,561	149,659	182,837
2010 Census Population	36,740	85,373	141,362	173,139
2024 Median Age	**34.4**	**33.6**	**34.0**	**33.8**
Households				
2024 Estimated Households	19,494	40,554	66,817	79,787
2029 Projected Households	19,380	41,298	68,184	81,230
2020 Census Households	19,407	40,291	66,317	79,290
2010 Census Households	18,366	37,719	62,675	75,322
Race and Ethnicity				
2024 Estimated White	60.3%	44.7%	43.6%	39.7%
2024 Estimated Black or African American	20.4%	33.9%	35.6%	39.8%
2024 Estimated Asian or Pacific Islander	8.0%	9.6%	9.4%	9.4%
2024 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.5%	0.5%
2024 Estimated Other Races	10.7%	11.3%	10.9%	10.7%
2024 Estimated Hispanic	13.1%	13.7%	13.0%	12.7%
Income				
2024 Estimated Average Household Income	$69,288	$60,589	$58,814	$55,651
2024 Estimated Median Household Income	**$55,316**	**$48,682**	**$45,659**	**$43,109**
2024 Estimated Per Capita Income	$34,723	$27,475	$26,486	$24,516
Education (Age 25+)				
2024 Estimated High School Graduate	18.3%	22.2%	24.0%	25.7%
2024 Estimated Some College	14.5%	17.3%	17.4%	18.4%
2024 Estimated Associates Degree Only	7.8%	8.9%	9.6%	9.9%
2024 Estimated Bachelors Degree Only	23.9%	20.0%	19.0%	17.3%
2024 Estimated Graduate Degree	24.9%	18.4%	16.3%	14.5%
2024 Estimated College Educated	**71.1%**	**64.6%**	**62.3%**	**60.1%**
Business				
2024 Estimated Total Businesses	1,600	3,980	6,150	6,758
2024 Estimated Total Employees	**18,542**	**74,766**	**107,673**	**114,643**
2024 Estimated Employee Population per Business	11.6	18.8	17.5	17.0
2024 Estimated Residential Population per Business	24.4	22.8	24.4	27.1

Joseph Jacobi Jr.
716.863.7731 | joe@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com

RETAILBROKERS NETWORK