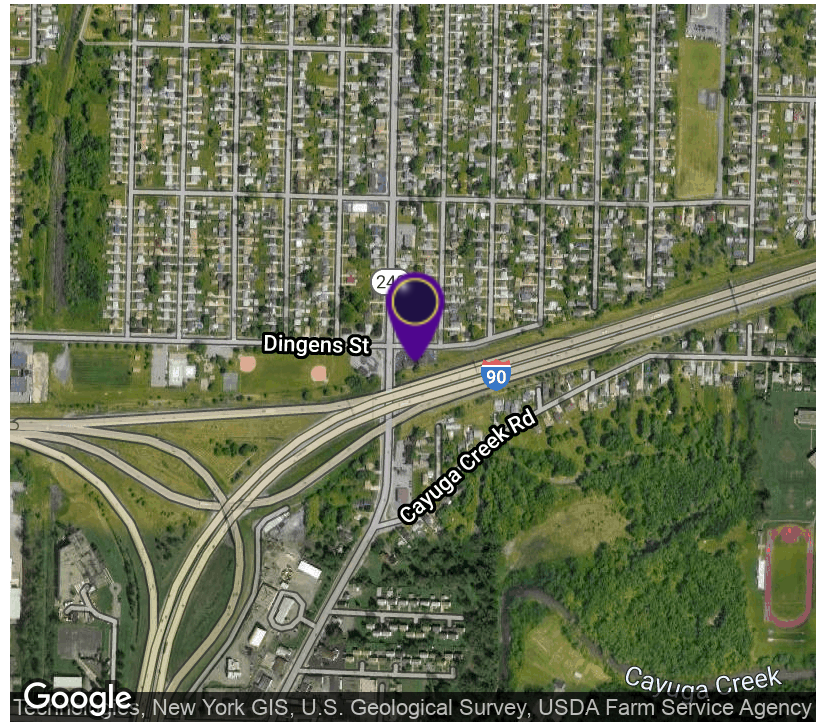


1271 Harlem Road

Buffalo, NY 14206



OFFERING SUMMARY

Available SF:	1,776 SF
Lease Rate:	\$3,000.00 SF/month (Gross)
Lot Size:	0.55 Acres
Year Built:	1975
Building Size:	1,776 SF
Renovated:	2016
Zoning:	Commercial

PROPERTY OVERVIEW

A stand alone office building on the corner of Harlem Road and Dingers Street. Recently remodeled with all new laminate floors, high speed internet, security cameras, electronic card access, and new paint. Gross lease includes utilities, taxes, insurance, cam charges, lawn care and snow plowing.

LOCATION OVERVIEW

Located between Clinton Street and William Street at the south-east corner of Harlem Road and Dingers Street. Minutes off the New York State Thruway William & Clinton Street Ramps. Close Proximity to Downtown Buffalo

PROPERTY HIGHLIGHTS

- Fully Gross Lease
- Security Cameras
- Electronic Card Reader Access
- New Paint
- High Speed Internet
- Excellent Location



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

1271 Harlem Road

Buffalo, NY 14206



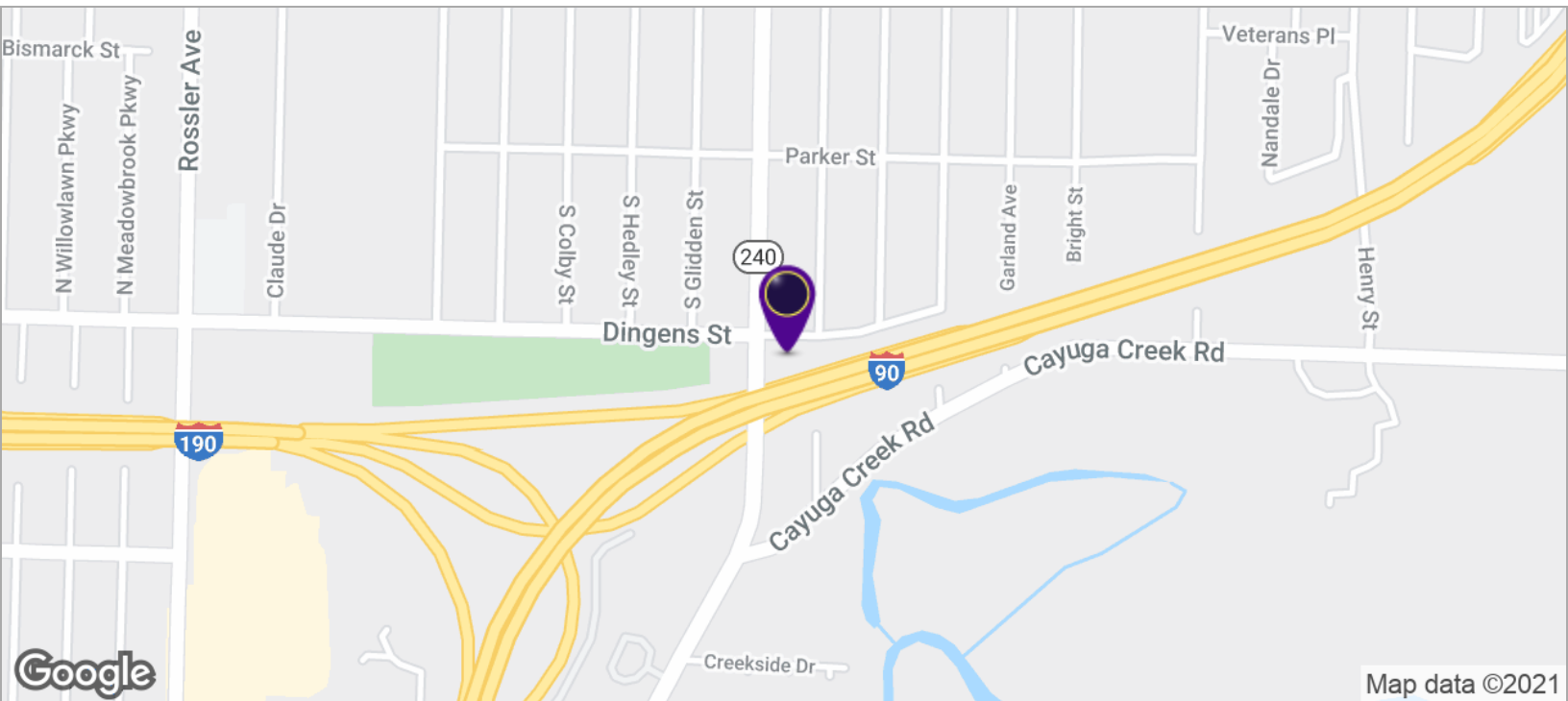
NY & PA Licensed Broker

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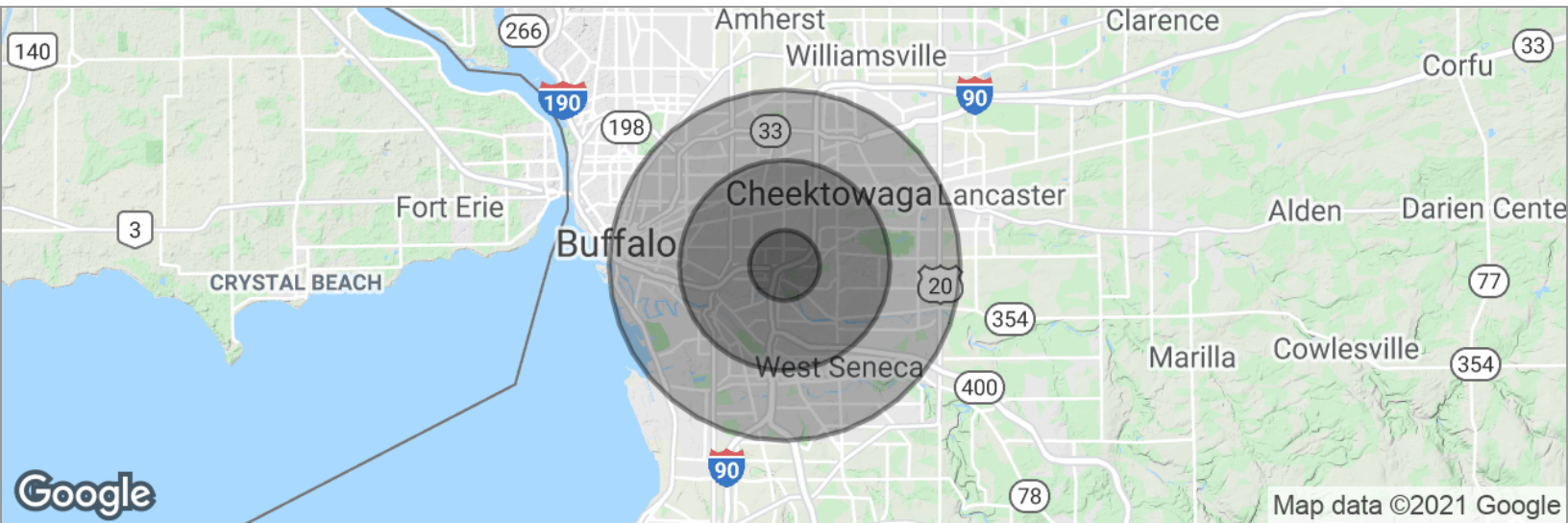


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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	10,308	105,101	300,498
Median age	45.0	39.9	39.1
Median age (Male)	42.7	37.3	36.2
Median age (Female)	46.7	42.6	41.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,780	45,869	127,448
# of persons per HH	2.2	2.3	2.4
Average HH income	\$47,729	\$45,988	\$47,190
Average house value	\$102,673	\$98,718	\$100,901

* Demographic data derived from 2010 US Census



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