

Perry Homes Redevelopment For Lease: Retail Opportunity

448 South Park Ave., Buffalo NY



PROJECT HIGHLIGHTS

- New Construction in a Neighborhood Revitalization Project that includes 405 new residential units
- 3 Blocks from Downtown Buffalo.
- Landscaped exterior plaza and sidewalk open to the public, with opportunity for sidewalk café.
- Adjacent public parking.
- Building signage opportunity.
- As of right PILOT at \$0
- Move In ready: Finished Flooring and Ceiling (15'-4" clearance) with Lighting, Finished Bathroom, HVAC Unit Installed

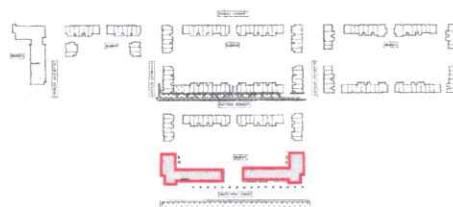
RETAIL TENANT OFFERINGS:

- 1) 2,500 SF – F&B ready with gas/vent for commercial kitchen
- 2) 500 SF
- 3) 2,000 SF – F&B ready with gas/vent for commercial kitchen
- 4) 8,000 SF – F&B ready with gas/vent for commercial kitchen

PROJECT DESCRIPTION

Perry Homes is the redevelopment of the Commodore Perry Homes community in Buffalo's First Ward into a new mixed-income and multi-use neighborhood that is slated to add upwards of 1,000 new households to the neighborhood along with a mix of commercial, community and residential uses. The first phase of the project will deliver 405 units of housing amongst 27 separate buildings including two-midrise buildings along South Park Avenue which include the 4 retail spaces currently available for lease.

KEY PLAN



South Park Avenue