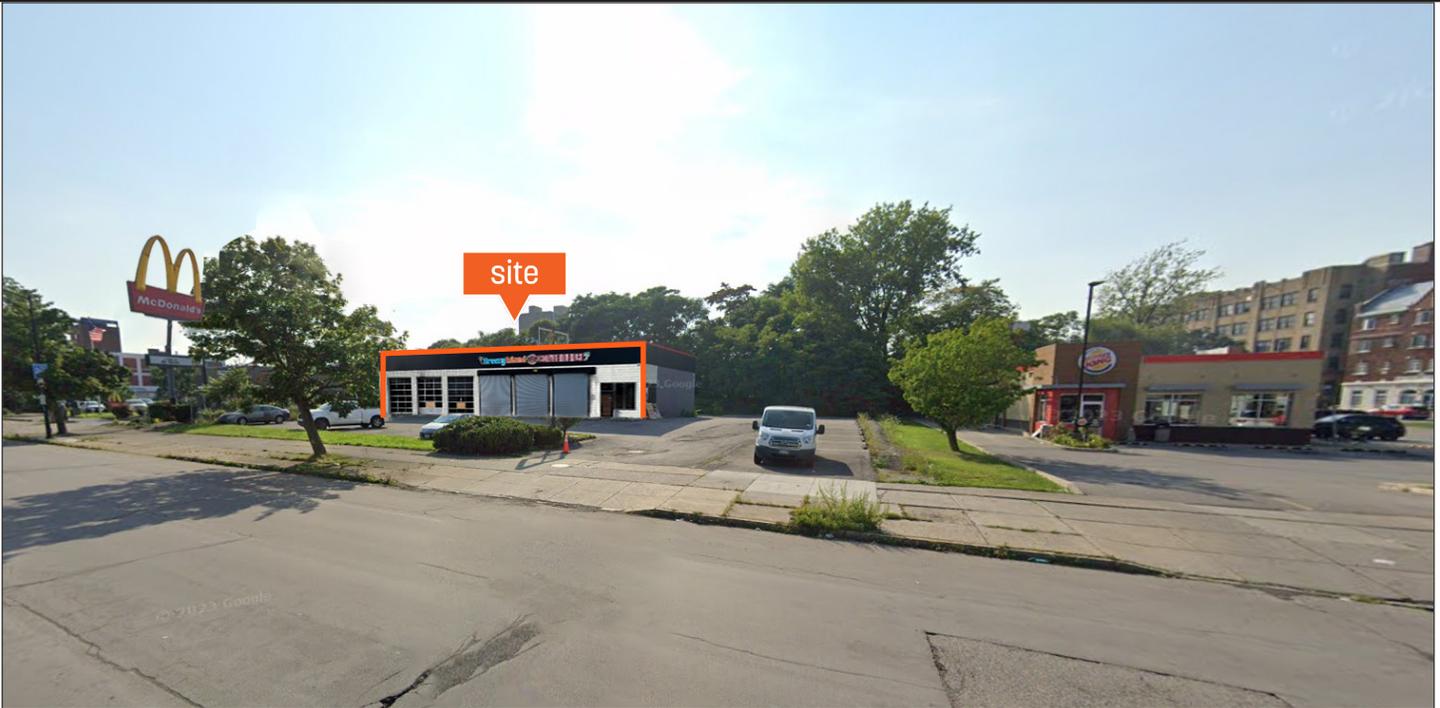


# FOR LEASE

1350 MAIN ST, BUFFALO, NY 14209



**1,875-4,500 SF**  
*(DIVISABLE) OR*  
**0.75 +/- ACRES**



**18,261**  
**VEHICLES PER DAY**  
(MAIN ST & UTICA ST)



**PRICE**  
UPON REQUEST

## PROPERTY HIGHLIGHTS

Caliber Commercial Brokerage is pleased to represent this well-positioned 0.75 Acre / 4,500 +/- sf commercial property on Main St in the City of Buffalo.

- Currently built out as a retail shop with 3 existing bays
- Located within 2 miles from 4 area hospitals and 4 colleges/universities
- The property is one of the only properties in the area that allows for a drive thru
- Immediate neighbors include McDonalds and Burger King

## OFFERING SUMMARY

Size	0.75 Acres / 4,500+/- SF
Traffic Counts	Main St: 12,836 / vpd Utica St: 5,425 / vpd
Lease Type	Existing Building or Ground Lease
Lease Rate	Upon Request
Parking	10 Spaces
Zoning	N-1C (Mixed-Use Core) Drive Thru Permitted



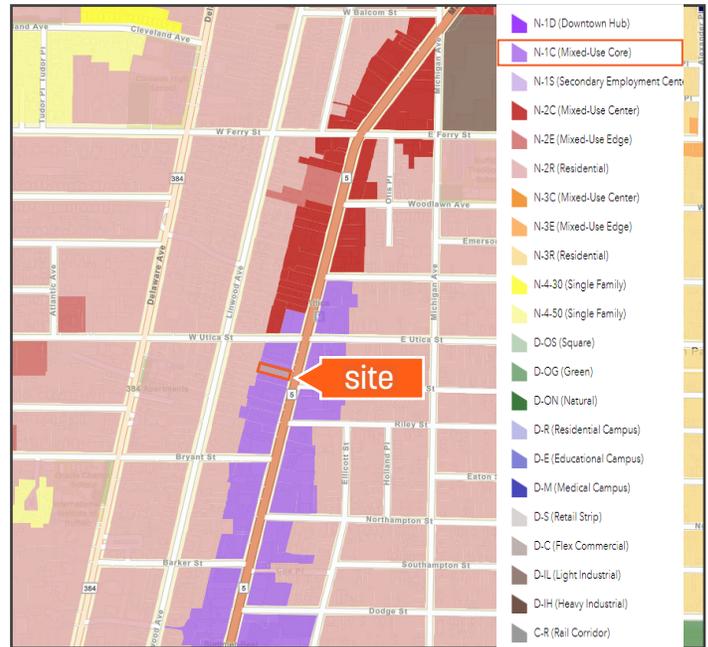
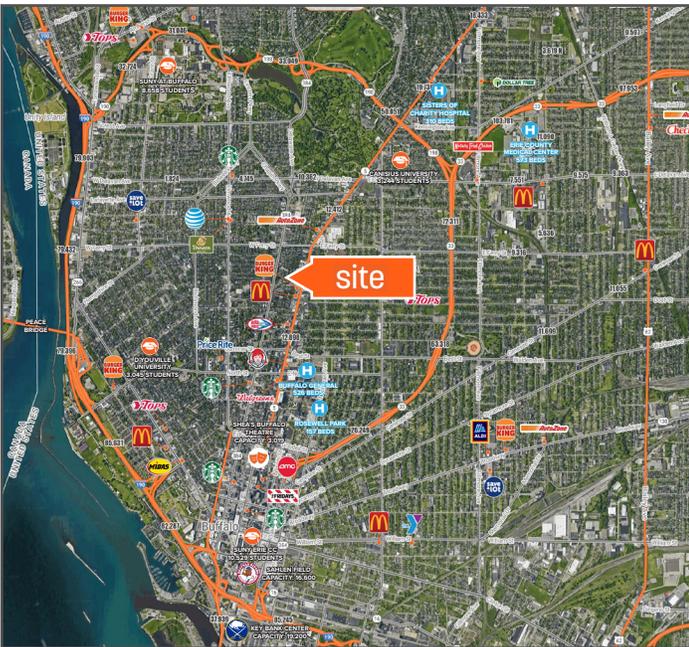
**FOR LEASE**

1350 MAIN ST, BUFFALO, NY 14209

**Total Building Size: 4,500 +/- SF / 0.75 +/- Acres**

**1,875 +/- SF**

**2,625 +/- SF**



**Jacob Rivera, Partner**

Licensed Associate Real Estate Broker

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