

FOR SALE or LEASE

# 1431-1479 Kensington Avenue

## Buffalo, New York



Pyramid Brokerage  
Company

### RESTORATION / REDEVELOPMENT OPPORTUNITY

#### Features

Total Size	53,084 ± Sq.Ft.
Availability	24,600 ± Sq.Ft.
Lot Size	3.4 ± Acres
Parking	175+ Spaces

#### Property Highlights

- Value-add / Owner-user investment opportunity
- Up to 24,600 SF available for occupancy (fire damaged August 2023, ready for redevelop/buildout)
- In-place income from eight (8) well established tenants totaling 28,484 square feet
- Historically vibrant neighborhood shopping center with low vacancy
- Corner location on two (2) NFTA bus routes
- Easy access to the Kensington Expressway (Route 33)
- Ideal for: retail, medical, neighborhood services

#### Contact

**BENEDICT J. BORRUSO**  
Associate Real Estate Broker  
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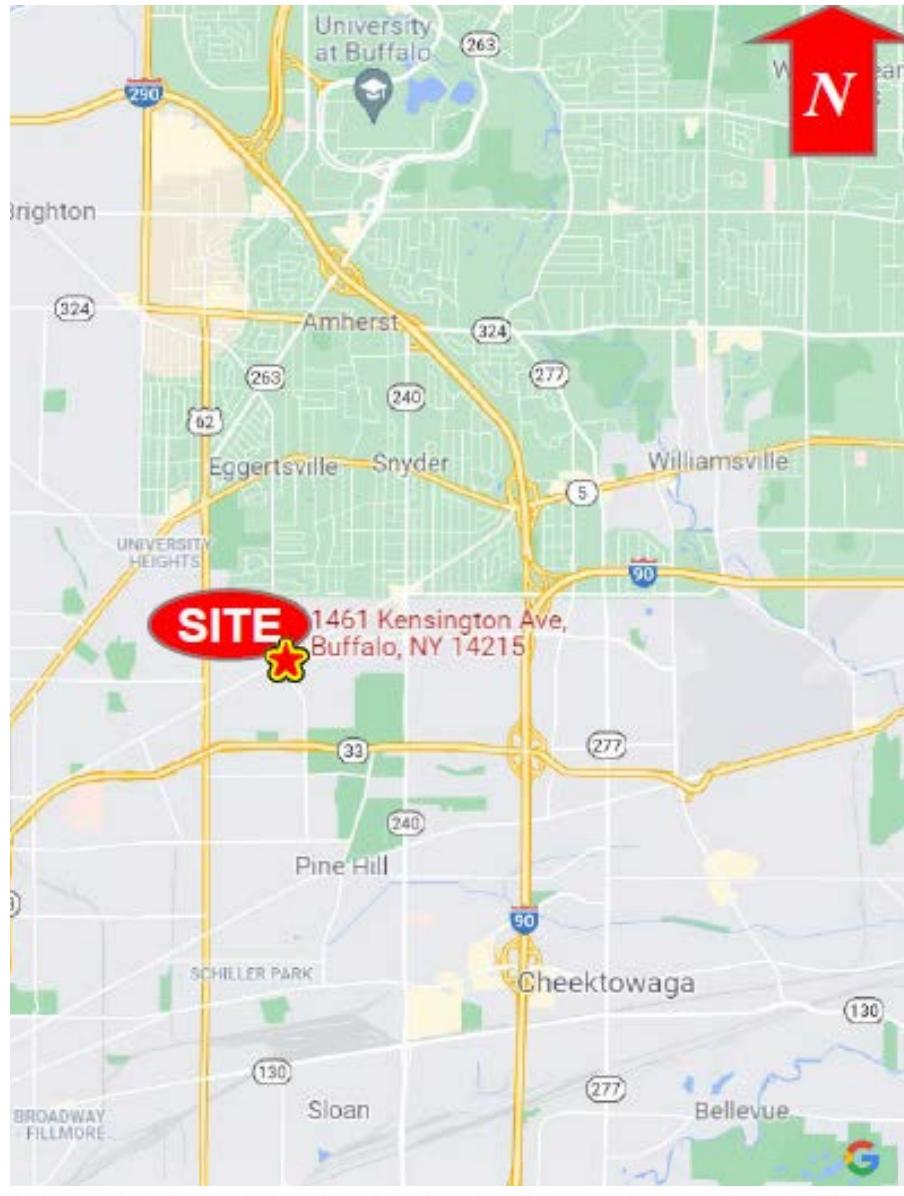
Demographic	1 Mile	3 Miles	5 Miles	Traffic Counts
Population	26,076	173,802	400,678	Kensington Avenue 7,840 AADT
Average HH Income	\$68,988	\$78,175	\$79,559	Eggert Road 14,529 AADT

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Location Map



Site Aerial

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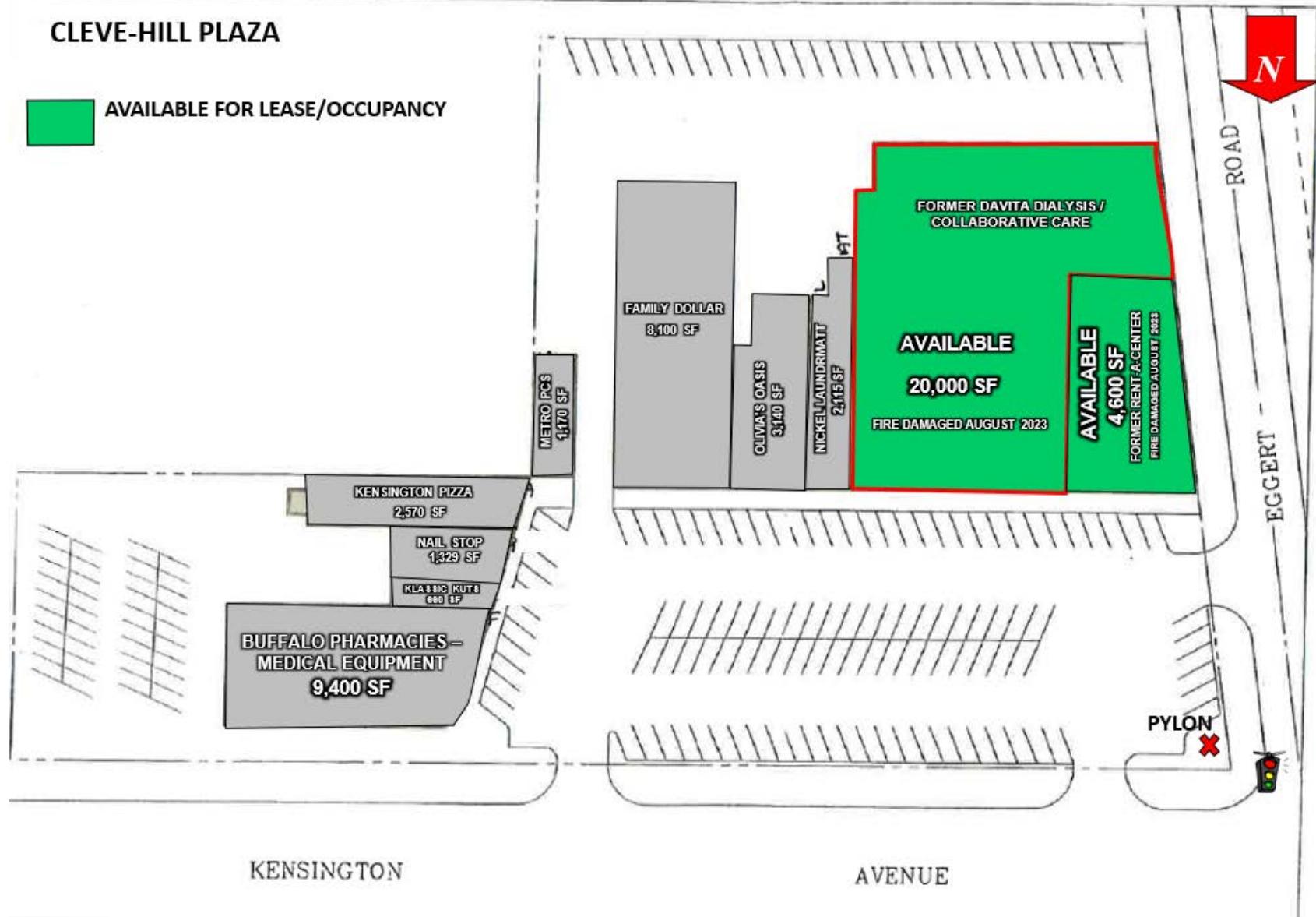
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## CLEVE-HILL PLAZA

AVAILABLE FOR LEASE/OCCUPANCY



## Leasing Plan

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