

FOR LEASE

1148 Michigan Avenue, Buffalo, NY 14209



For Lease: Single story, freestanding concrete block building perfect for office, retail, personal services applications. Fully renovated space features ADA compliant bathroom and nicely appointed kitchen, two larger open spaces, and two small offices. Located near Buffalo's medical campus and steps from both Michigan Place Apartments and Pilgrim Village Apartments; opened in May 23' with 38 units, and set to open later this summer with 237 units respectively this property is primed for success. Don't miss the opportunity to be a part of this exciting new development area.

PROPERTY OVERVIEW

Building Size	1,846 SF
Size for Lease	1,846 SF
Lease Rate	\$17.88 / SF
Year Built	1946
Parking	On Site

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HUNT Commercial Real Estate Corporation

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DEMOGRAPHICS	2 MILE	5 MILES	10 MILES
2023 Population	106,201	338,244	699,542
2023 Households	48,855	147,413	303,719
Ave. Household Income	\$61,409	\$45,115	\$55,610
Employees	102,718	185,001	401,006
Businesses	7,439	16,149	34,522







COMMERCIAL

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