

# FOR LEASE

2050 SHERIDAN DR, BUFFALO, NY 14223



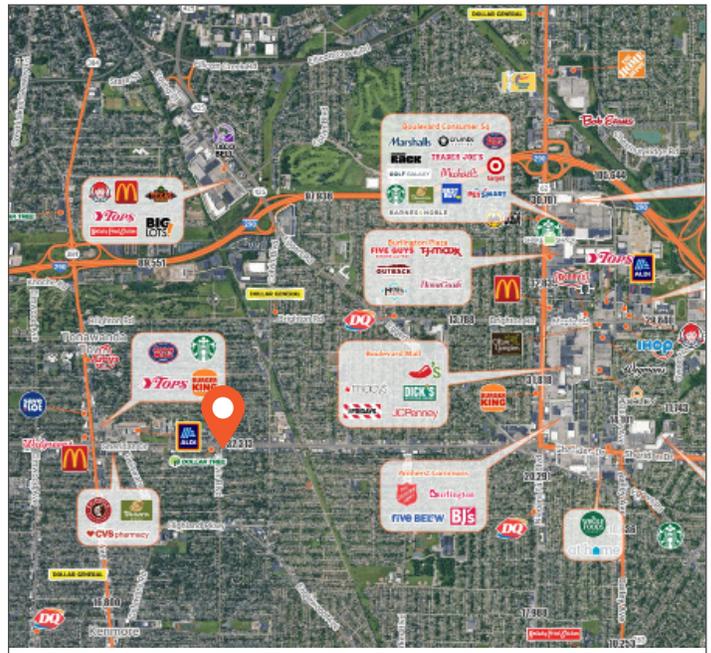
**0.50 +**  
ACRES AVAILABLE

**27,230**  
VEHICLES PER DAY

**UPON REQUEST**  
LEASE PRICE

## OFFERING SUMMARY

Property Type	Retail /Gas Station
Lot Size:	0.5 + Acres
Building Size:	1,560 SF <i>With Potential Expansion to 2,500 SF w/ Drive Thru</i>
Traffic Counts	Sheridan Dr: 27,230/ vpd Colvin Blvd: 12,847/ vpd
List/Lease Price	Upon Request



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	17,647	146,557	331,876
Median HH Income	\$89,200	\$72,579	\$69,533
Households	8,241	67,839	143,987
Daytime Population	12,127	102,246	223,409

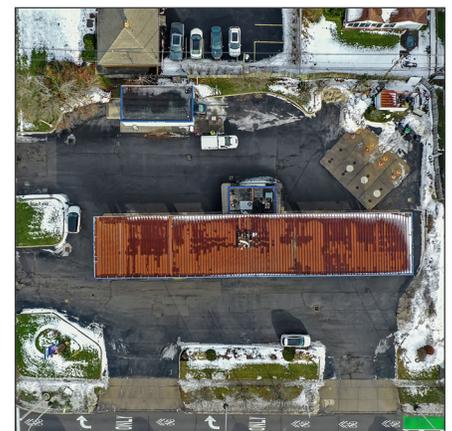
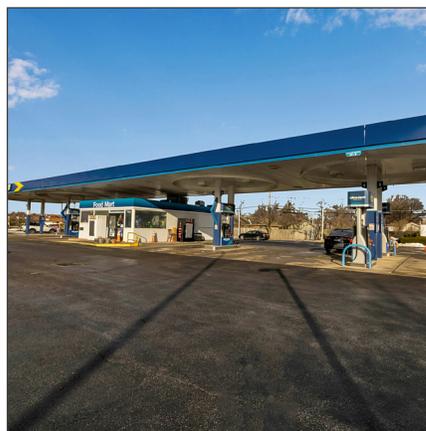
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## PROPERTY HIGHLIGHTS

- Prime signalized corner with high traffic counts
- Four easy access points for smooth ingress and egress
- Surrounded by national tenants: Key Bank, Rite Aid, Dollar Tree
- Strategically located between Delaware & Sheridan and NFB & Sheridan retail corridors
- Dense local population: Over 331,000 residents within 5 miles
- Excellent connectivity to I-290, Niagara Falls Blvd, and UB North Campus



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