

9,107+/- SF Retail Space Sub Lease

1756 Genesee Street, Buffalo, NY 14211



OFFERING SUMMARY

Available SF: 9,107 SF

Lease Rate: Call for More Details

Lot Size: 0.32 Acres

Building Size: 9,107 SF

Zoning: Commercial

PROPERTY OVERVIEW

Formally a family dollar retail store this 9,107+/- SF building is situated between Kilhoffer St. and Zenner St. on Genesee. 0.32+/- Acres which includes the building and a large parking lot with ample paved parking spaces. Excellent exposure with high traffic counts as well as a signage for better visibility. This building is ready for any business. Brick front with ample natural light exposure with an open floorplan concept will accommodate any business structure needed.

LOCATION OVERVIEW

Easily accessible to Bailey Avenue, Walden Avenue, and Harlem Road. Minutes from New York State Thruway I-90 & Kensington Expressway 33.

PROPERTY HIGHLIGHTS

- 9,107+/- SF Building
- 0.32+/- Acres
- Open Floor Plan
- Signage



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ADDITIONAL PHOTOS

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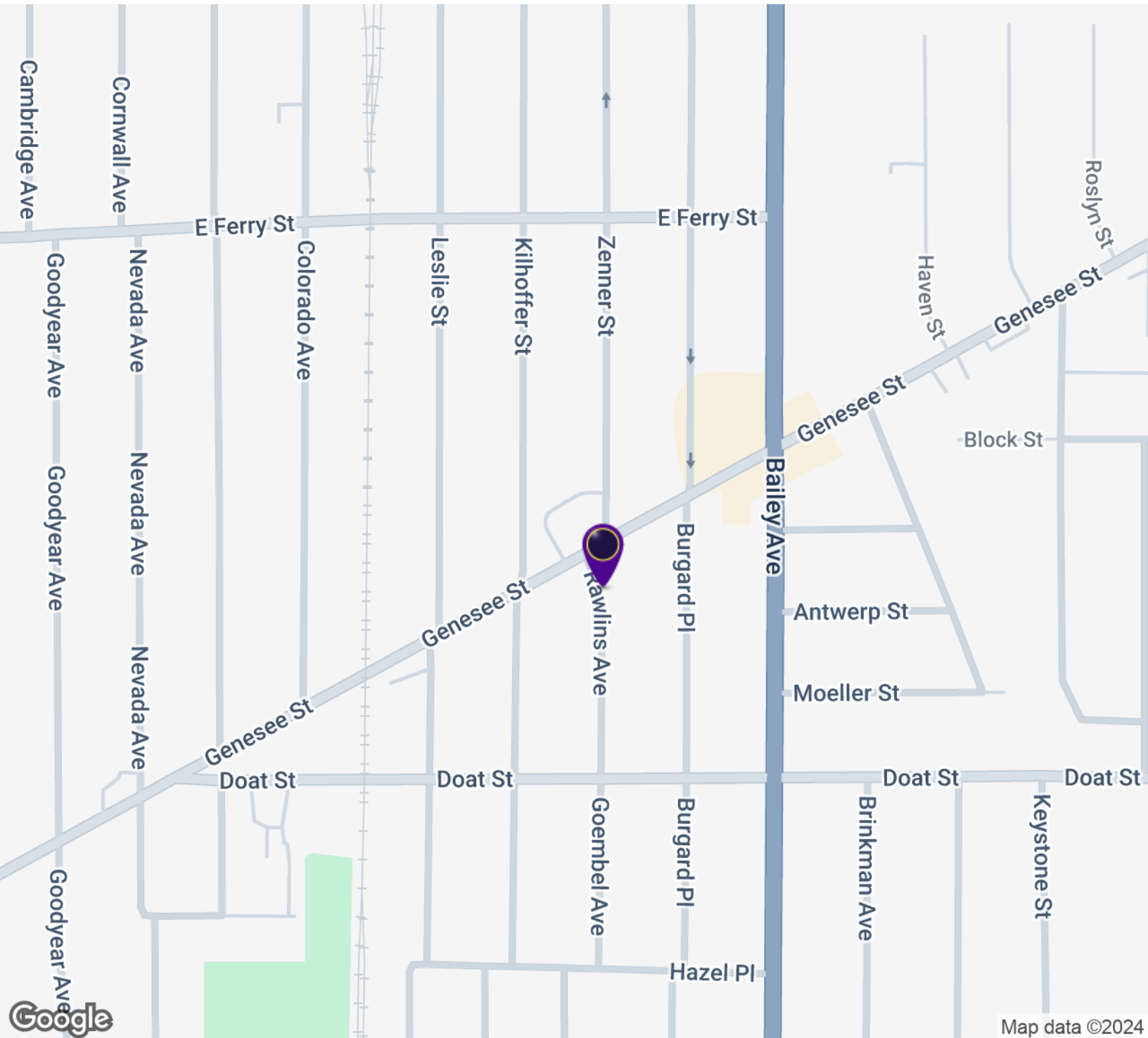


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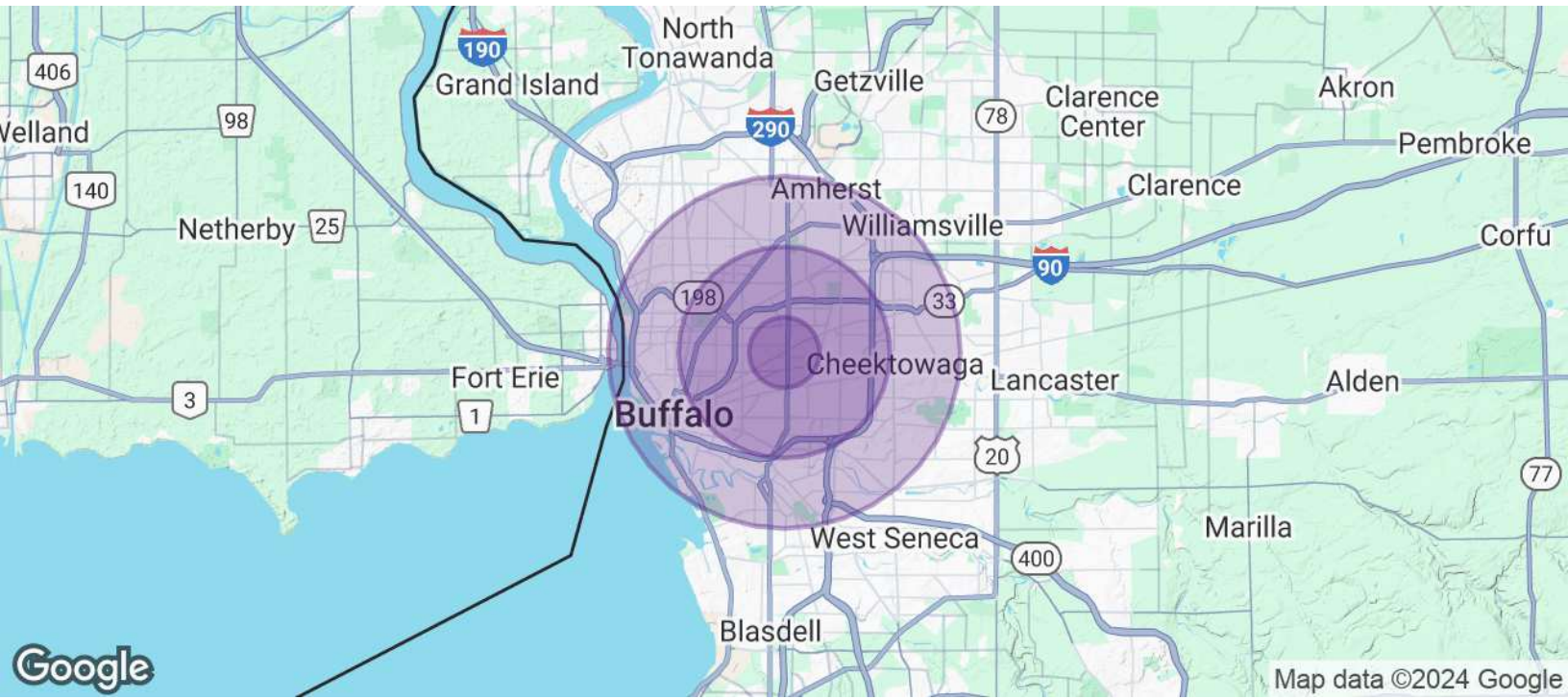


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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 25,896 | 172,893 | 425,087 |
| Average Age | 36 | 38 | 39 |
| Average Age (Male) | 34 | 37 | 38 |
| Average Age (Female) | 37 | 39 | 40 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 9,754 | 71,975 | 184,557 |
| # of Persons per HH | 2.7 | 2.4 | 2.3 |
| Average HH Income | \$46,417 | \$64,139 | \$74,049 |
| Average House Value | \$164,309 | \$231,733 | \$249,376 |

Demographics data derived from AlphaMap



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