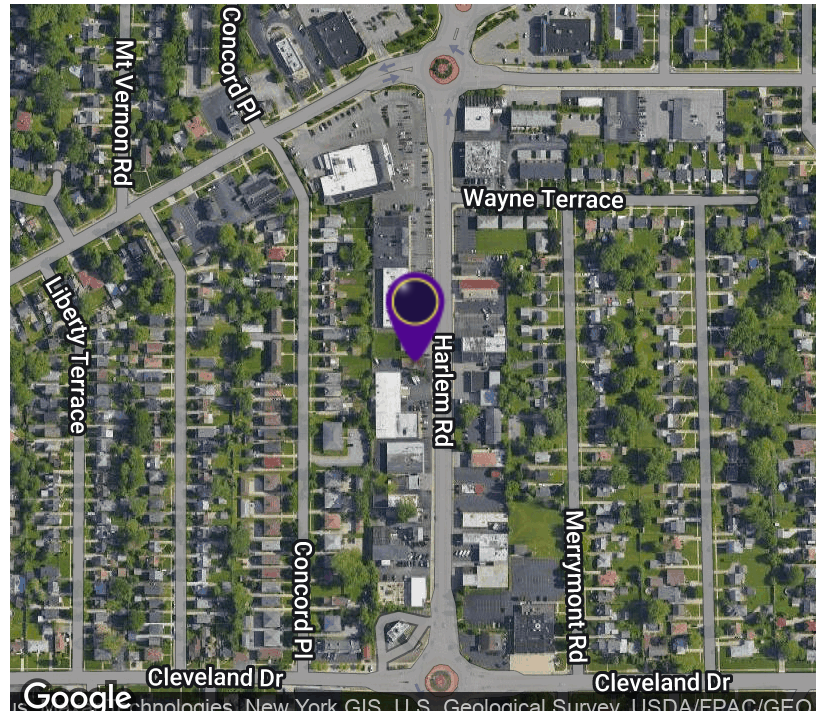
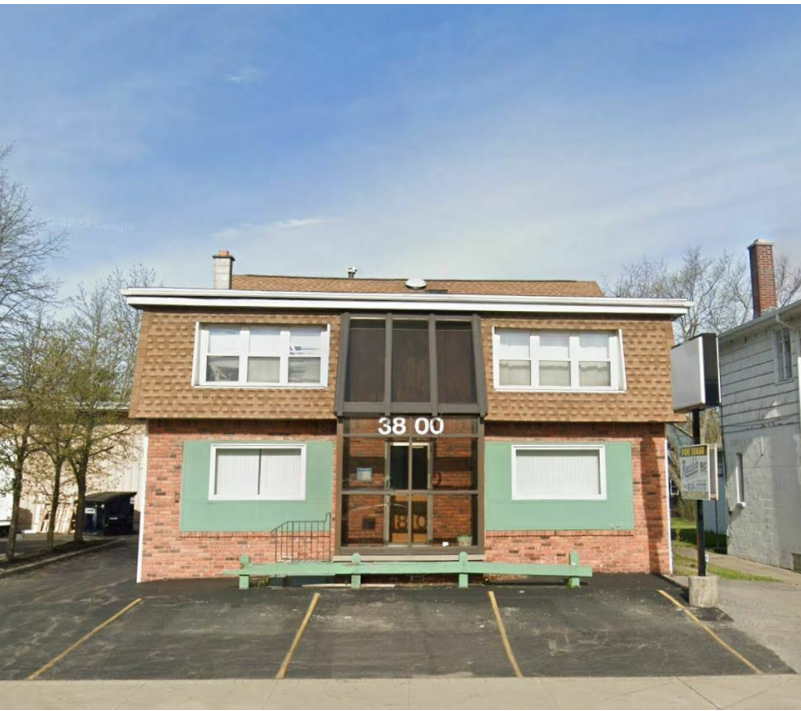


3800 Harlem Road

Buffalo, NY 14215



OFFERING SUMMARY

Available SF: 1,375 SF

Lease Rate: \$1,650.00 per month
(includes taxes and utilities)

Building Size: 3,544 SF

PROPERTY OVERVIEW

Great opportunity. 5 offices, a large reception area, a waiting area, 2 bathrooms, 1 break room. Front is 1,375 +/- SF and the rear 400 +/- SF can be rented for an additional minimal monthly amount. Also available two additional rooms for an additional amount if needed with a separate side entrance and bathroom. Has lighted pole signage available at the street

LOCATION OVERVIEW

Located close to Tops Friendly Market. Easily accessibility to the New York State Thruway I-90 as well as the Route 33 Expressway. National retailers in the immediate area include TOPS Friendly Markets, McDonald's, Family Dollar, UPS, 7-Eleven, CVS, Rite Aid, Walgreens, and many more. Combined daily traffic counts along the intersection exceed 30,306 vehicles. Additionally, the site is ideally positioned approximately 15 minutes from downtown Buffalo, five minutes from the Buffalo-Niagara International Airport. This densely populated area is home to over 142,000 residents within a three mile radius and over 341,000 residents within a five mile radius.

PROPERTY HIGHLIGHTS

- Great Opportunity
- 5 Office Spaces
- 1,375 +/- SF



RICK RECCKIO
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(O) 716.631.5555 // (F) 716.632.6666
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ADDITIONAL PHOTOS

3800 Harlem Road

Buffalo, NY 14215

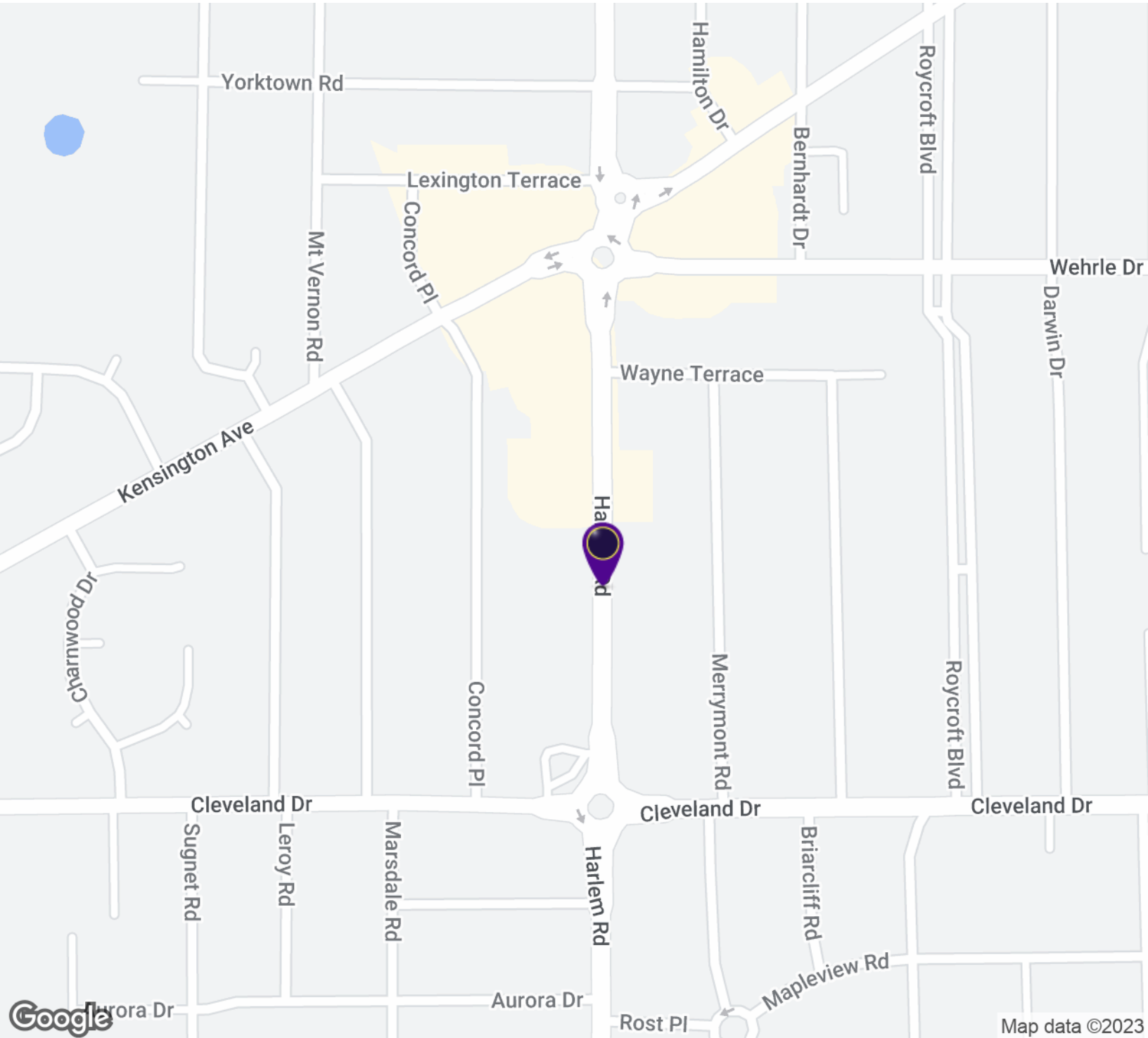


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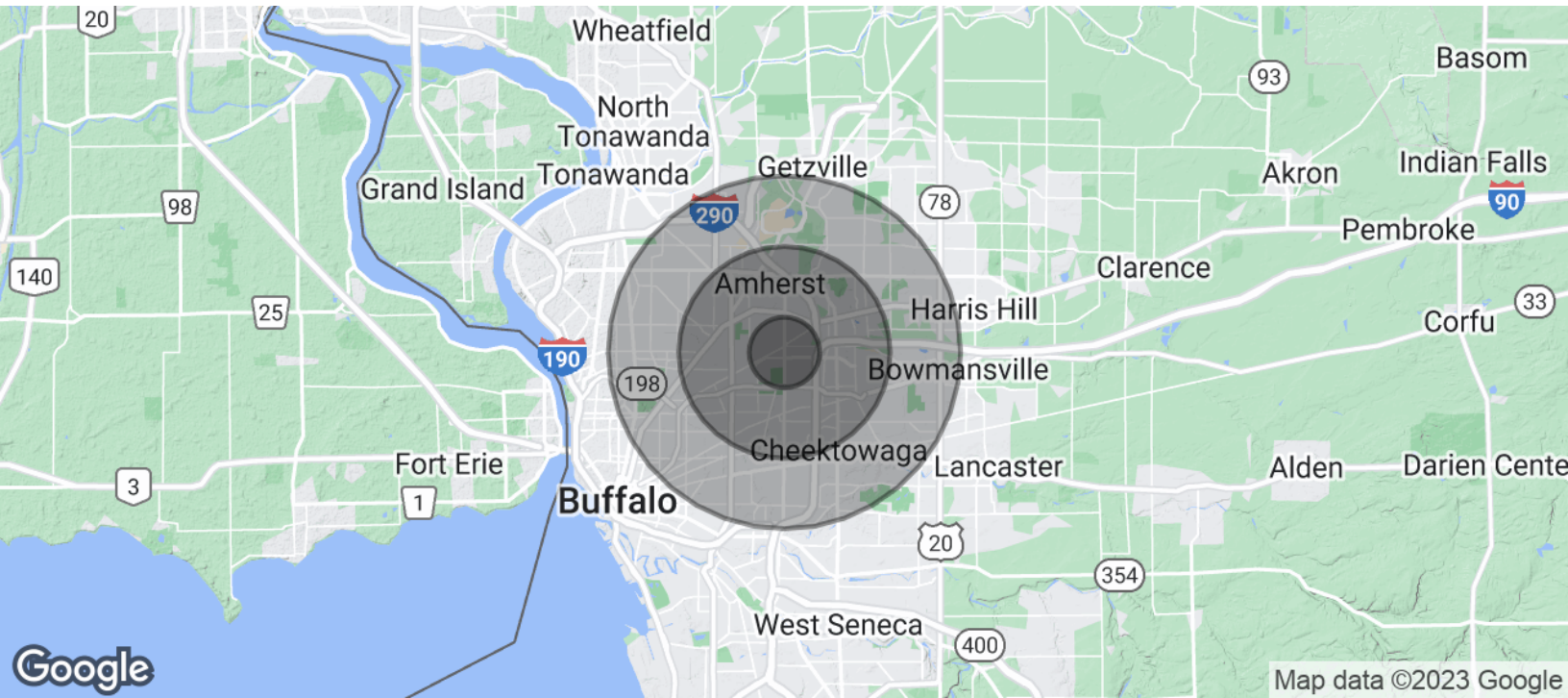


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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|----------|-----------|-----------|
| Total Population | 15,279 | 141,375 | 345,599 |
| Average Age | 39.5 | 36.1 | 37.8 |
| Average Age (Male) | 36.0 | 33.3 | 35.1 |
| Average Age (Female) | 40.9 | 38.1 | 40.1 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 6,093 | 57,430 | 142,783 |
| # of Persons per HH | 2.5 | 2.5 | 2.4 |
| Average HH Income | \$72,445 | \$57,108 | \$55,939 |
| Average House Value | \$95,729 | \$103,145 | \$121,966 |

* Demographic data derived from 2020 ACS - US Census



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