

7,453+/- SF RETAIL SPACE

70 Buffalo St, Gowanda, NY 14070



OFFERING SUMMARY

Available SF: 7,453 SF

Lease Rate: \$9.00 SF/yr (NNN)

Lot Size: 1.5 Acres

Year Built: 2003

Building Size: 7,453 SF

PROPERTY OVERVIEW

7,453+/- SF Former Family Dollar. The property has 82' of frontage on Buffalo Street and sits on 1.50+/- Acres. Ample lit and paved parking.

LOCATION OVERVIEW

Buffalo Street in Gowanda, NY, is a charming area with a mix of residential and commercial properties. Nearby businesses include McDonald's, Rite Aid Drug Store, Kwik Fil, Valu, Dollar General, Robo Car Wash, Tim Hortons, Subway, Shop N Save, Community Bank

PROPERTY HIGHLIGHTS

- 7,453+/- SF
- 1.50+/- Acres
- Well lit paved parking
- Easily Accessible



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ADDITIONAL PHOTOS

70 Buffalo St - 7,453+/- SF RETAIL SPACE

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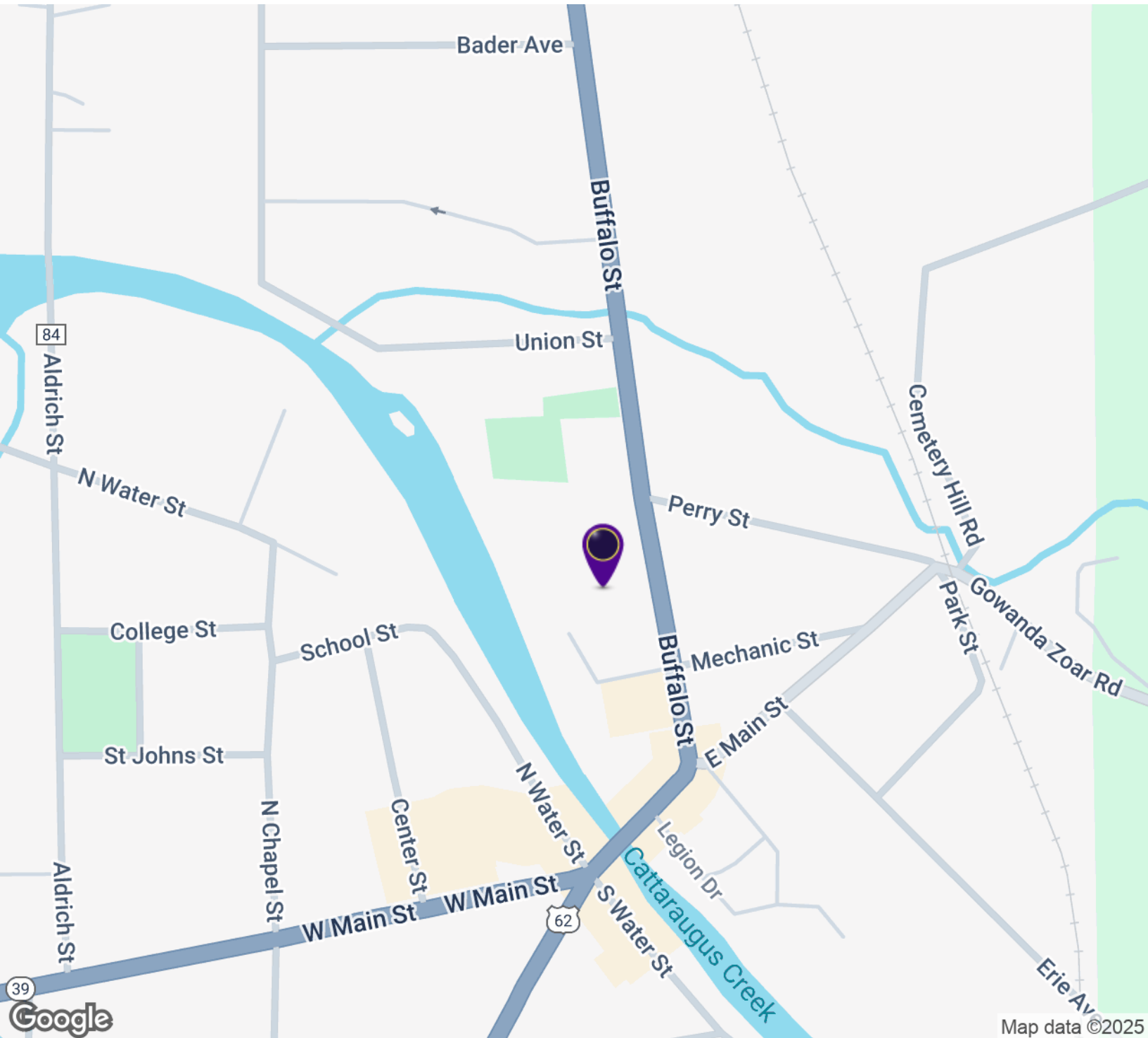
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LOCATION MAP

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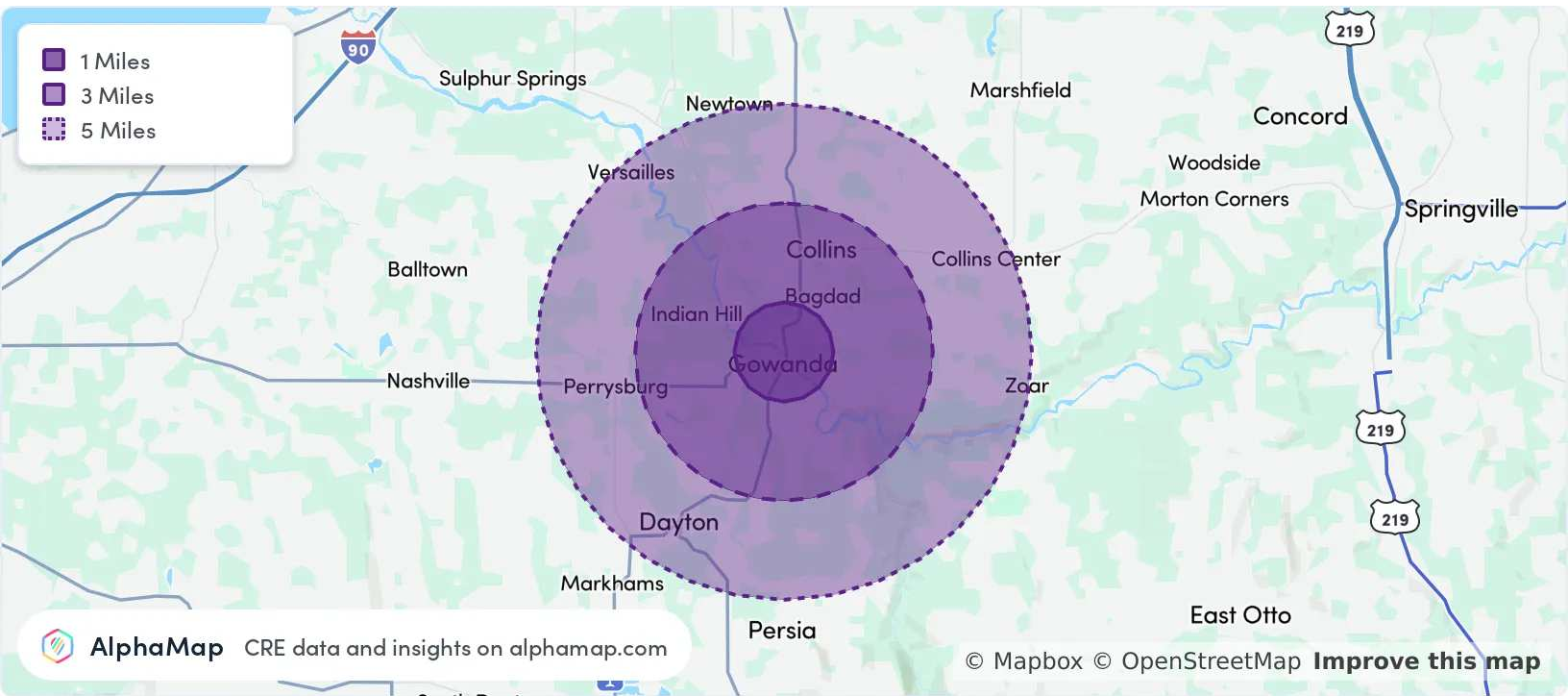


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,666	7,389	9,872
Average Age	43	42	43
Average Age (Male)	41	41	42
Average Age (Female)	45	42	43
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,199	2,271	3,294
Persons per HH	2.2	3.3	3
Average HH Income	\$69,488	\$66,569	\$70,758
Average House Value	\$124,844	\$177,967	\$185,472
Per Capita Income	\$31,585	\$20,172	\$23,586

Map and demographics data derived from AlphaMap