

FOR LEASE

2207 Elmwood Avenue Buffalo, New York



NORTH BUFFALO AREA RETAIL/OFFICE SPACE

Features

Availability	5,690 ± Sq.Ft.
Building Size	20,690 ± Sq.Ft.
Lot Size	.62 ± Acres
Parking	30 ± Spaces

PRIME NORTH BUFFALO LOCATION



Property Highlights

- Includes 4,290sf of open retail space, 350sf of office space and 1,050sf of storage space plus 13.5' ceiling heights and one (1) grade level door
- Located on Elmwood Avenue at the southeast corner of Ramsdell Avenue and within two blocks of the City of Buffalo / Village of Kenmore border
- Proximate to many area amenities including shopping, restaurants, banking and service businesses
- Dense residential backup
- Situated on a primary NFTA bus route
- Proximate to Buffalo State University, NYS Thruway I-190, the Youngmann Expressway (I-290) and the Scajacuada Expressway (Route 198)
- Ideal for: professional office, human services, bank branch, retail use, fast food restaurant

Demographic	1 Mile	3 Miles	5 Miles
Population	24,957	159,730	348,027
Average HH Income	\$78,752	\$82,772	\$76,722

Traffic Counts	
Elmwood Avenue	19,991 AADT
Kenmore Avenue	8,763 AADT

Contact

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Location Map



Aerial