

FOR LEASE

2677 Delaware Avenue

Buffalo, NY 14216



10,000 ± SF North Buffalo Building

Building Features

| | |
|---------------|------------------|
| Building Size | 10,000 ± Sq. Ft. |
| Lot Size | 0.95 ± Acres |

Property Highlights

- Prime location at a signalized intersection, spanning an entire city block
- Originally an automotive dealership which can be converted to traditional retail or office space
- Situated one block south of Kenmore Avenue in a densely populated market
- Convenient location to prominent retail chains such as Target, Tops, Five Below, Walgreens and Dollar Tree
- Excellent visibility in a high-traffic retail corridor with an average annual daily traffic count of 18,397 vehicles
- Ideal for: retail, restaurant, professional or medical office users

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Population | 29,062 | 174,410 | 367,717 |
| Average H.H. Income | \$87,603 | \$81,765 | \$76,616 |

Source: ESRI Business Analyst 2023



North Buffalo Building For Lease

Traffic Counts

| | |
|-----------------|-------------|
| Delaware Avenue | 18,397 AADT |
|-----------------|-------------|

Source: NYS DOT 2019

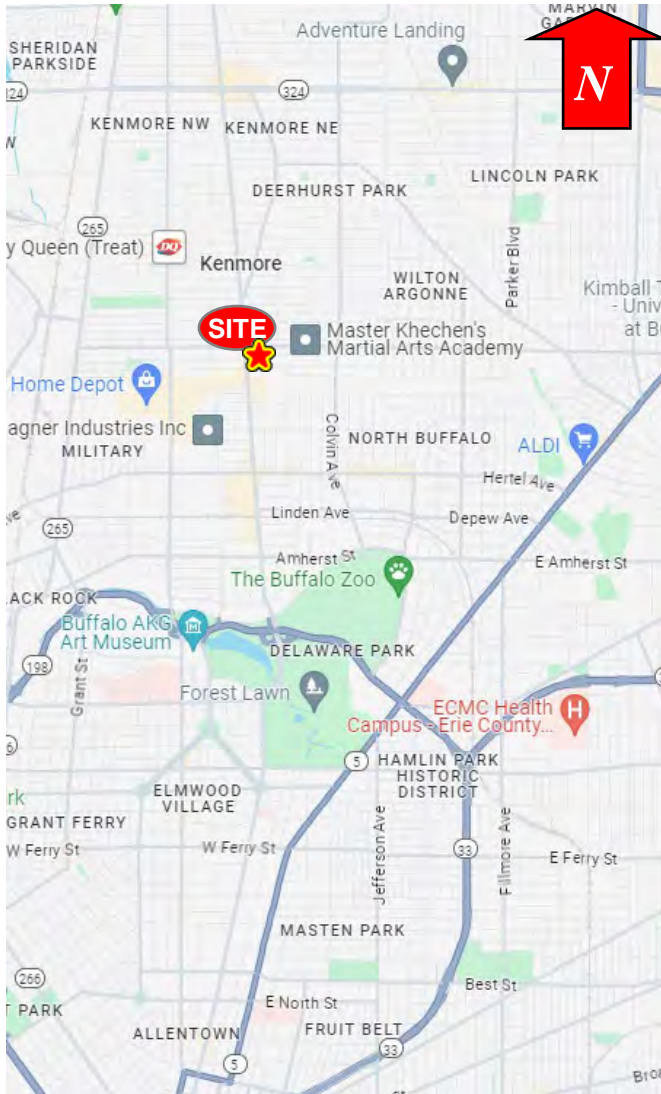
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2677 Delaware Avenue | Buffalo, NY



Location Map



Aerial

