

RETAIL FOR LEASE

Valu Plaza – 21 S Rossler Avenue Buffalo, New York



CENTRALLY LOCATED RETAIL SPACE IN NEIGHBORHOOD PLAZA

Building Features

GLA	175,000 ± Sq.Ft.
Availability	<ul style="list-style-type: none"> • 50,000 ± Sq.Ft. • 5,400 ± Sq.Ft. • 2,800 ± Sq.Ft.
Lot Size	16 ± Acres
Zoning	Commercial
Parking	Ample

Property Highlights

- Multiple suites available in 175,000sf neighborhood plaza
- Build-to-suit outparcel opportunity also available
- Features include: high visibility, pylon signage, ample parking
- Good demographics and traffic counts
- Dense residential backup
- Immediate NYS Thruway I-190 / I-90 access
- Central Western New York location
- Co-tenants include: Valu Home Center, Save-a-Lot, Fantastic Sam's, Dollar General, H & R Block, Key Liquor Store, Heart of the Game, Double Eagle Custom Apparel, Fontana's Restaurant, Pott's Deli & Restaurant
- Ideal for: traditional retail use, medical user, professional office

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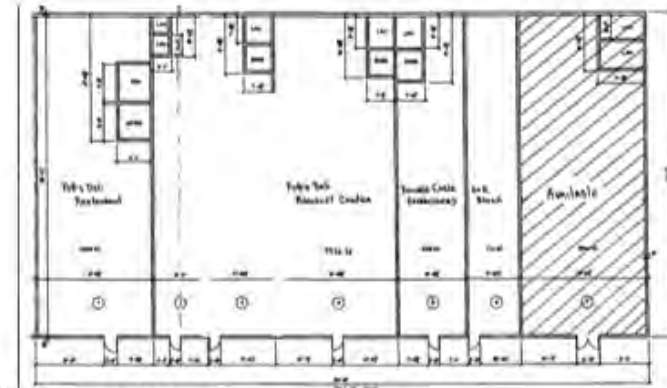
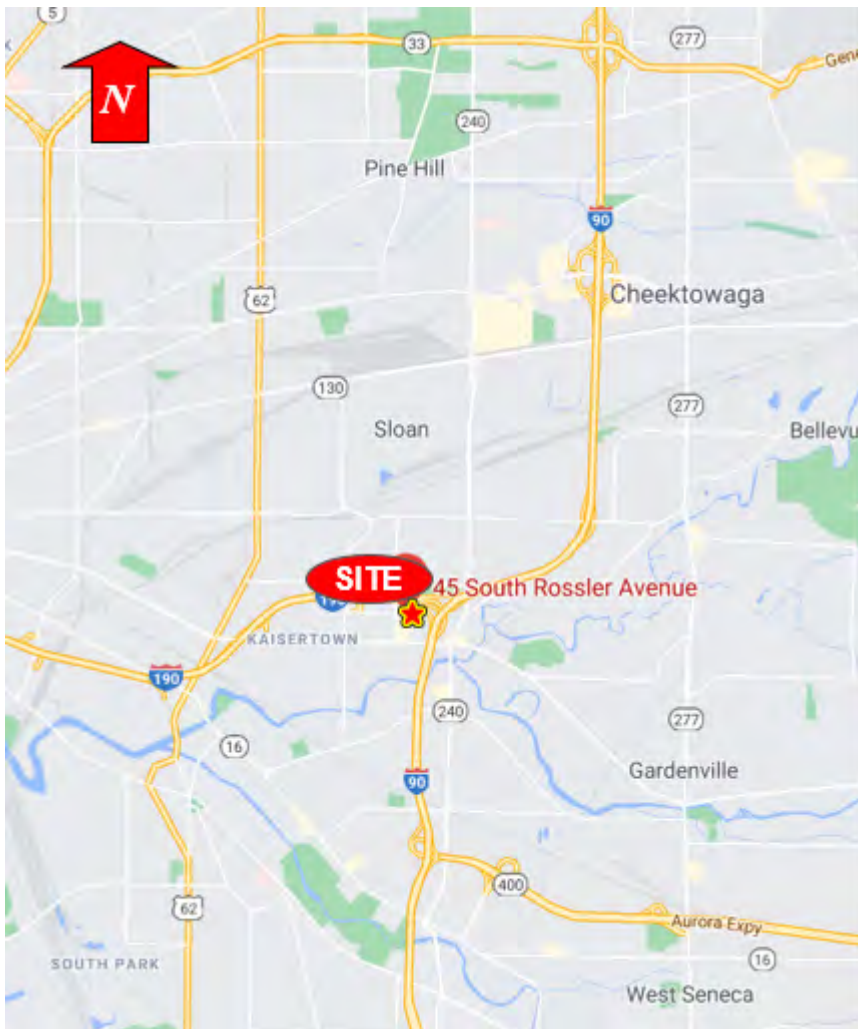
Demographics	1 Mile	3 Miles	5 Miles
Population	12,066	108,864	285,063
Average HH Income	\$59,195	\$54,977	\$57,768

Traffic Counts	
Clinton Street	19,333 AADT
S Rossler Avenue	4,966 AADT
NYS I-190	79,039 AADT

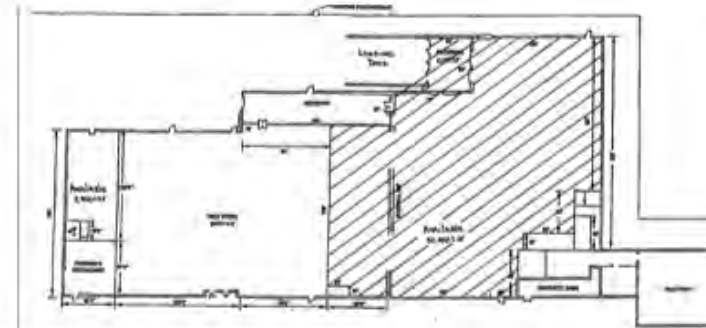
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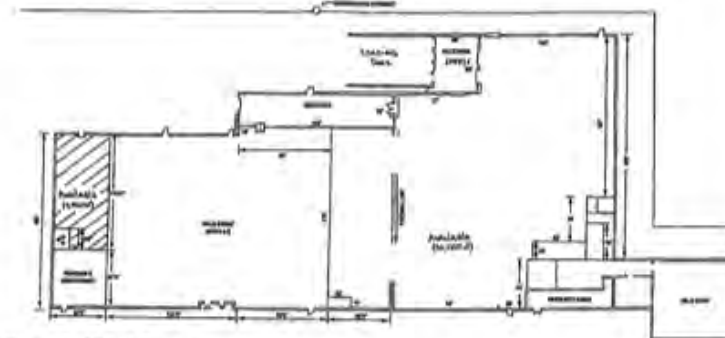
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Site Plan- 2,844sf Space



Site Plan- 50,000sf Space

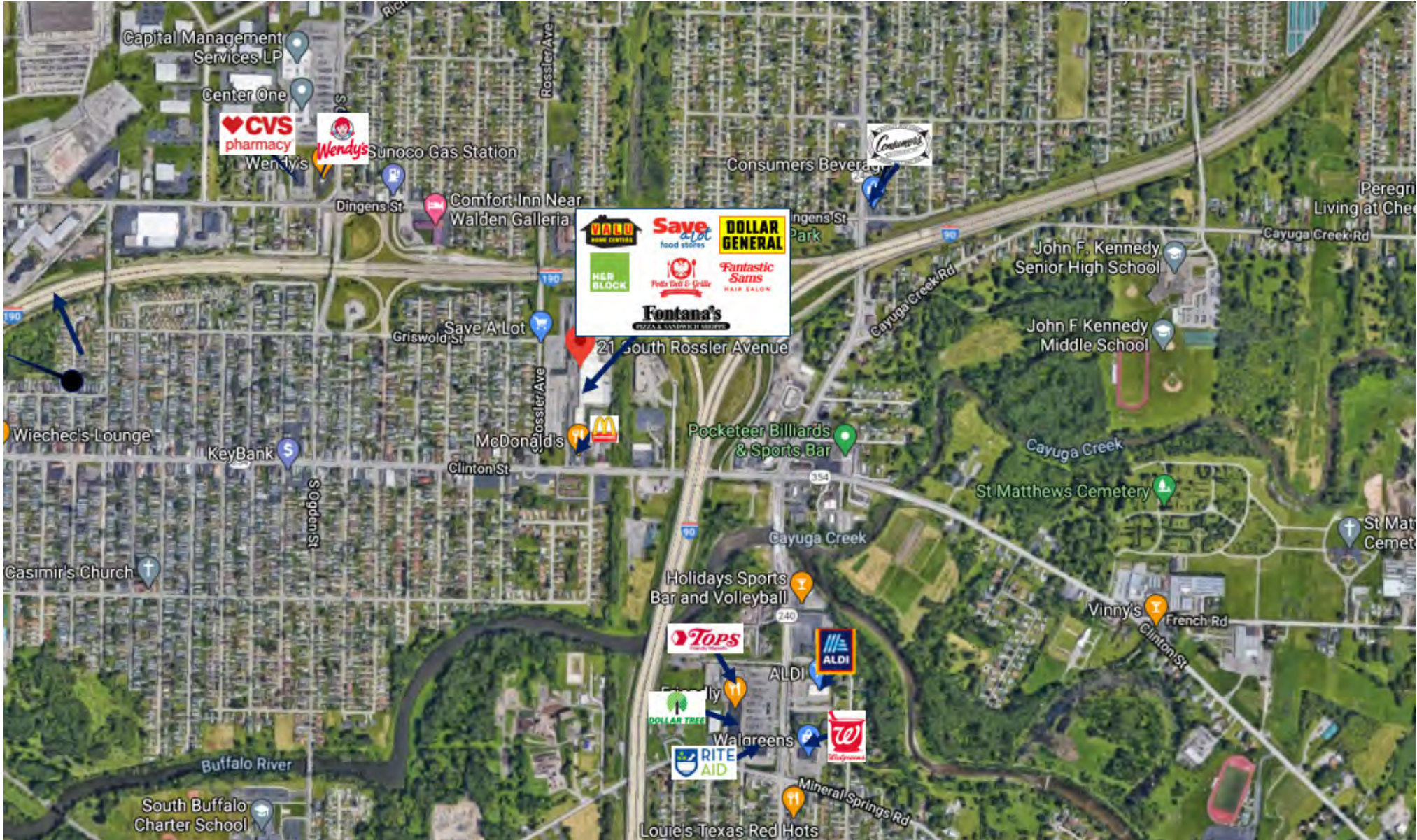


Site Plan- 5,400sf Space

Location Map

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Aerial

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