

FOR LEASE

531 Virginia Street

Buffalo, NY 14202



1,000 ± SF Available in Allentown District

Building Features

Total Building Size	11,750 ± Sq. Ft.
Spaces Available:	1,000 ± Sq. Ft.

Property Highlights

- 1,000 SF for lease in Buffalo's Historic Allentown District
- Space features high ceilings and natural light
- 24-hour access and security
- Parking available
- Immediate access to potential customers from the surrounding residential area
- Close to Buffalo Niagara Medical Campus
- Easy access to NYS Route 33 Kensington Expressway
- Ideal for: art/photography studio, café, boutique, and small office users

Demographics	1 Mile	3 Miles	5 Miles
Population	27,305	131,443	319,180
Average H.H. Income	\$73,679	\$72,510	\$73,863

Source: ESRI Business Analyst 2024



Contact

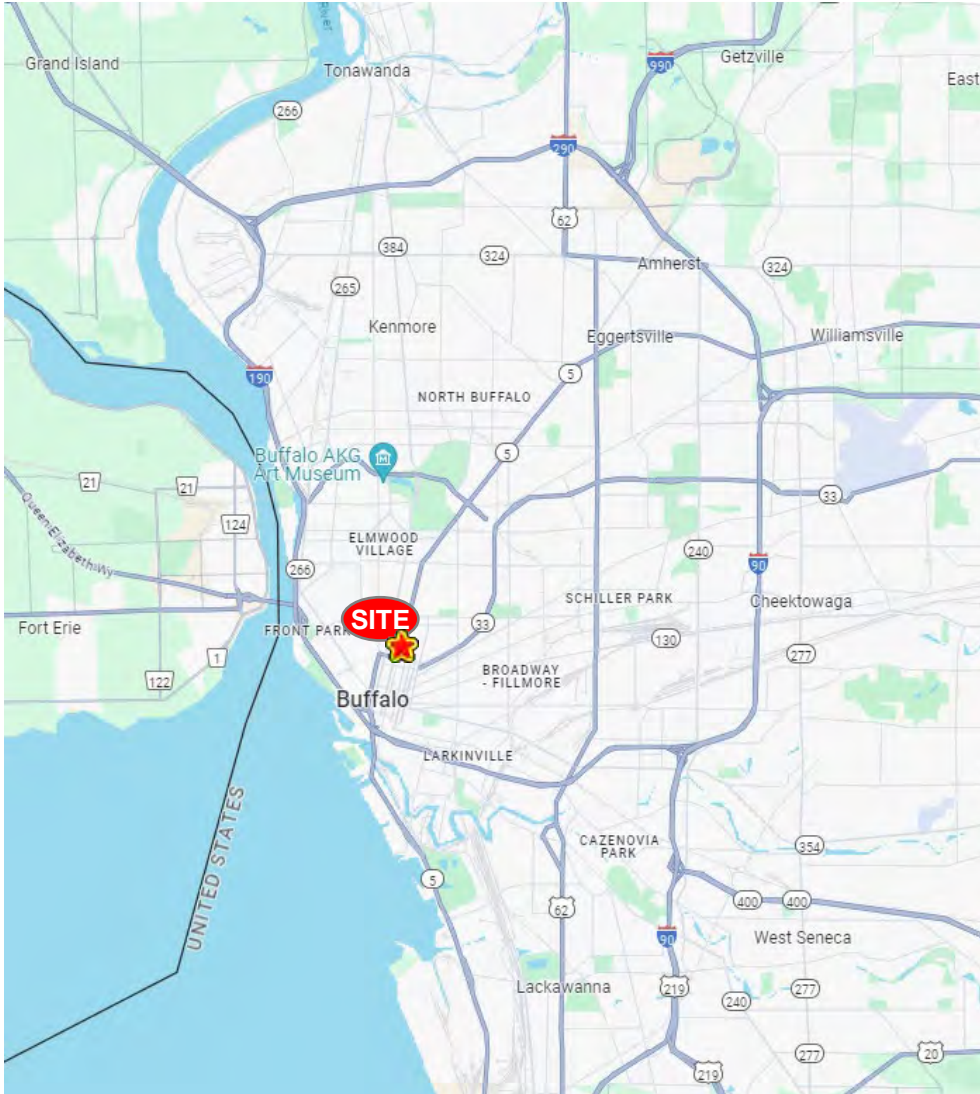
ELIJAH KHOURY
Real Estate Salesperson
+1 716 866 6436
ekhouri@pyramidbrokerage.com

RICHARD J. SCHECHTER
Associate Real Estate Broker
+1 716 316 4040
rschechter@pyramidbrokerage.com

14 Lafayette Square, Suite 1900
Buffalo, New York 14203
+1 716 852 7500
pyramidbrokerage.com

FOR LEASE

531 Virginia Street | Buffalo, NY



Location Map



Aerial