

FOR SALE OR LEASE

NORTH BUFFALO RETAIL CENTER

Building Features

Total Building Size	101,100 ± Sq. Ft.
Space Available	38,216 ± Sq. Ft.
Lot Size	5.5 ± Acres

Property Highlights

- Multi-tenant retail center now available in North Buffalo
- Value-add opportunity in a premier, high-visibility location
- Situated at the signalized intersection of Elmwood and Hertel Avenues
- Located in a densely populated area with a strong mix of local and national retailers
- Co-tenants include:
 - AMVETS (33,340 SF)
 - Dollar General (10,800 SF)
 - CSL Plasma (12,742 SF)
 - Advanced Auto (6,000 SF)
- Ample on-site parking
- Easily accessible location near NYS Route 198 (Scajaquada Expressway)
- Ideal For: owner-occupied businesses, investors, service-oriented businesses, retail store/showroom uses



Demographics	1 Mile	3 Miles	5 Miles	Traffic Count	
Population	1 Mile	3 Miles	5 Miles	Elmwood Ave	19,991 AADT
Average HH Income	23,397	179,628	350,350	Hertel Ave	13,071 AADT

EXCLUSIVE CONTACT

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1841 Elmwood Avenue
Buffalo, New York



Location Map

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Retail Aerial

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Site Plan