



**Pyramid Brokerage
Company**

UB Commons | University at Buffalo North Campus **520 Lee Road, Amherst, New York**

FOR LEASE

UB COMMONS RETAIL OPPORTUNITIES

Building Features

Total Building Size	100,000± Sq. Ft.
First Floor Spaces Available	852± Sq. Ft.
	1,000± Sq. Ft.
	1,200± Sq. Ft.
	1,723± Sq. Ft.
	6,148± Sq. Ft. (Could be subdivided)
Second Floor Space Available	900± Sq. Ft.

Property Highlights

- Rare captive audience retail opportunity
- Excellent location on the University at Buffalo's North Campus
- Immediate access to over 31,000 students and 3,000+ faculty/staff
- Surface parking available on-site
- Located at a major UB Stampede (campus shuttle) and NFTA Metro Bus Stop, including Red Line service
- Part of Western New York's largest and most comprehensive public University
- Proximity to academic buildings, residence halls, and recreational facilities
- Ideal For: quick-service restaurants, fast food operators, amenity-oriented retail concepts, quasi-office/retail users, local, regional, and national tenants

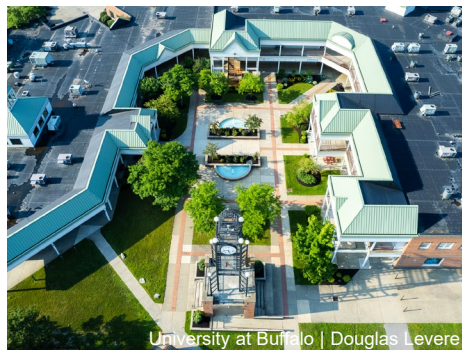
EXCLUSIVE CONTACT

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Demographic	1 Mile	3 Miles	5 Miles
Population	11,247	91,571	266,058
Average H.H. Income	\$65,471	\$117,694	\$109,100

Source: ESRI Business Analyst 2025

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Aerial Overview



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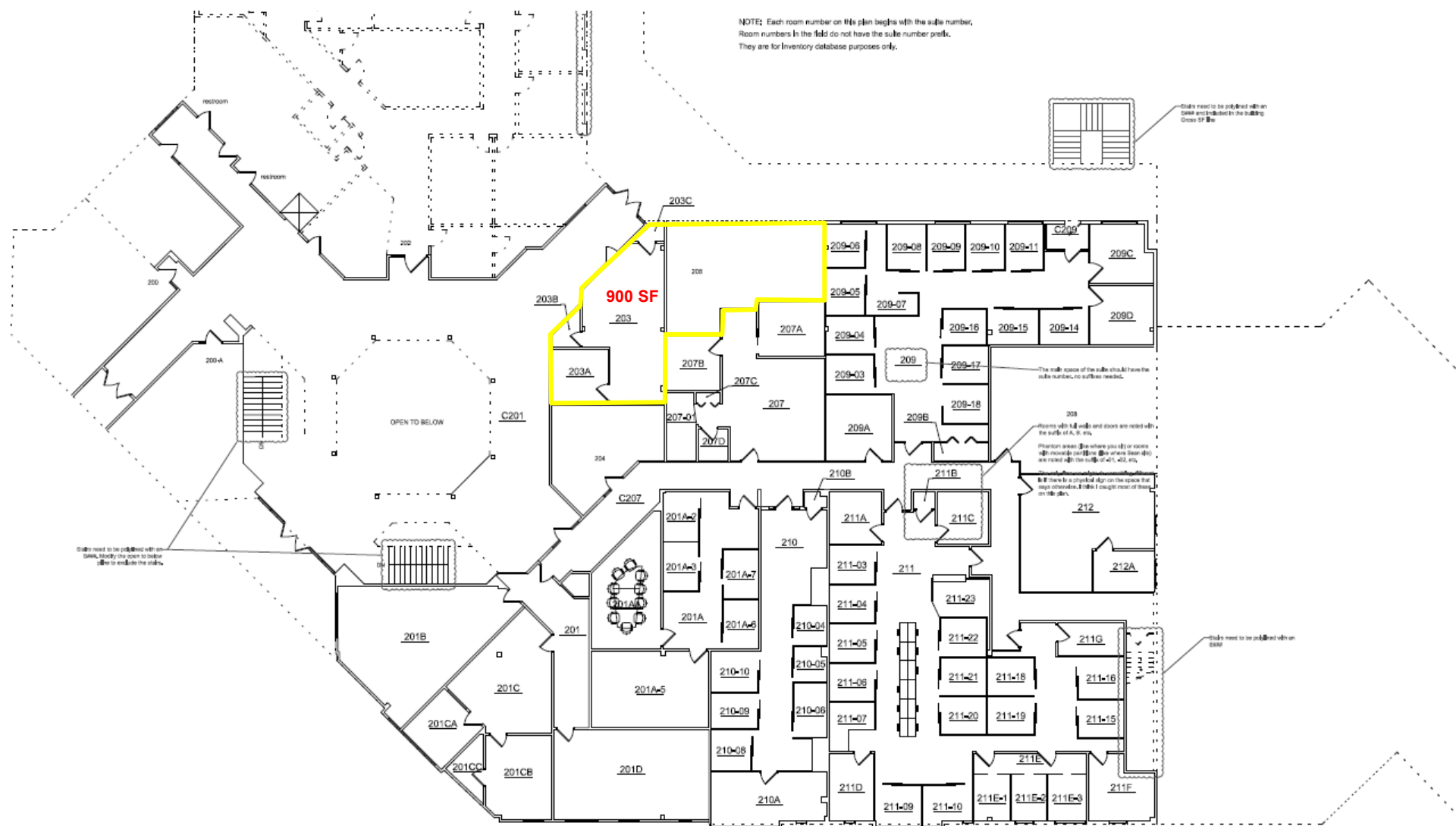
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Property Photos



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Second Floor Plan