

**FOR LEASE**

FLEXIBLE RETAIL SPACE OPPORTUNITY

Property Highlights

Bright, for flexible use
Convenient single-level layout
Dedicated cross-street parking for easy access
Eye-catching storefront presence
Unique, move-in-ready space, formerly a children's activity center, ideal for creative build-outs
Prime location in the heart of Hertel Ave's business district
Surrounded by popular local retailers, professional services, and wellness providers
Highly walkable location amid a dense residential population
Easy access to I-190 and Downtown Buffalo
Ideal for medical space, physical therapy/rehabilitation clinics, retail, educational/tutoring centers, fitness/wellness studios, professional offices, retail showrooms, or coworking/business services

Building Features

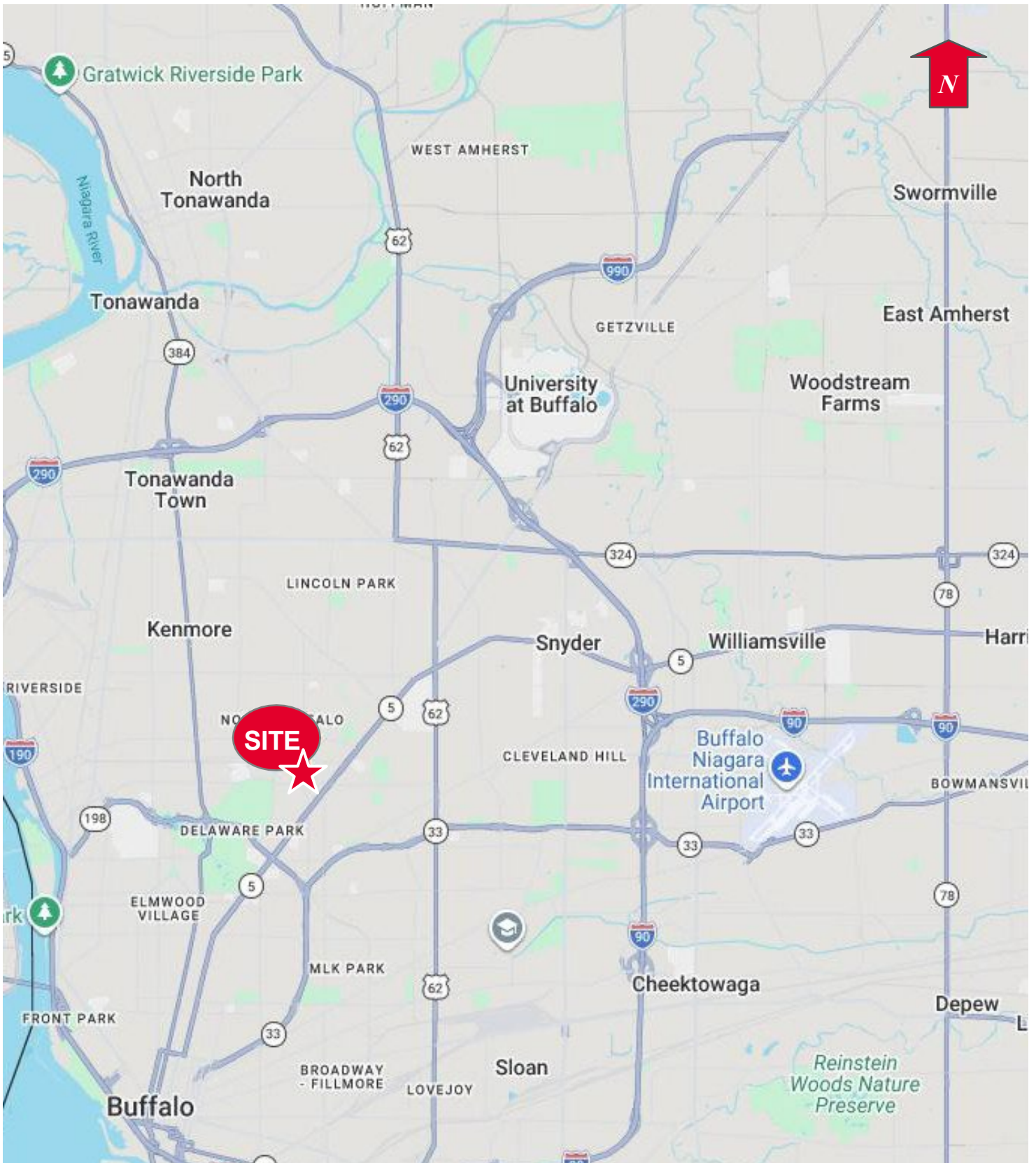
Building Size	3,060 $\pm$ Sq. Ft.
Lot Size	.32 $\pm$ Acres

EXCLUSIVE CONTACT

Richard Ryall Ledyard, SIOR
Real Estate Salesperson
+1 716 796 7204
rledyard@pyramidbrokerage.com

Ethan Yellen
Real Estate Salesperson
+1 716 560 4931
eyellen@pyramidbrokerage.com

450 Corporate Parkway, Suite 102
Buffalo, New York 14226
+1 716 852 7500
pyramidbrokerage.com



Location map

