

FOR LEASE

1ST FLOOR RETAIL AVAILABILITY

Features

Availability	1,526 ± Sq.Ft.
Building Size	± Sq.Ft.
Zoning	
Parking	Surface Lot & Street Parking

Property Highlights

- 1,526 + SF 1st Floor Retail/Office Space
- Upper Floor of Building Approved for Apartment Conversion (8-10 Units)
- Great Visibility
- Located on South Park Avenue, South of Tifft Street
- Situated on an NFTA Bus Line
- Co-tenants Include: State Farm Insurance, Aaron;s Rents,Oasis Hair & Body, Plus a New Subshop Taking Over the Former Just Pizza
- Ideal for: Neighborhood Amenity, Professional Office, Salon or Barber Shop, Traditional Retail, Low Density Medical



Demographics	1 Mile	3 Miles	5 Miles
Population	17,369	83,827	190,334
Average HH Income	\$83,269	\$74,964	\$75,923

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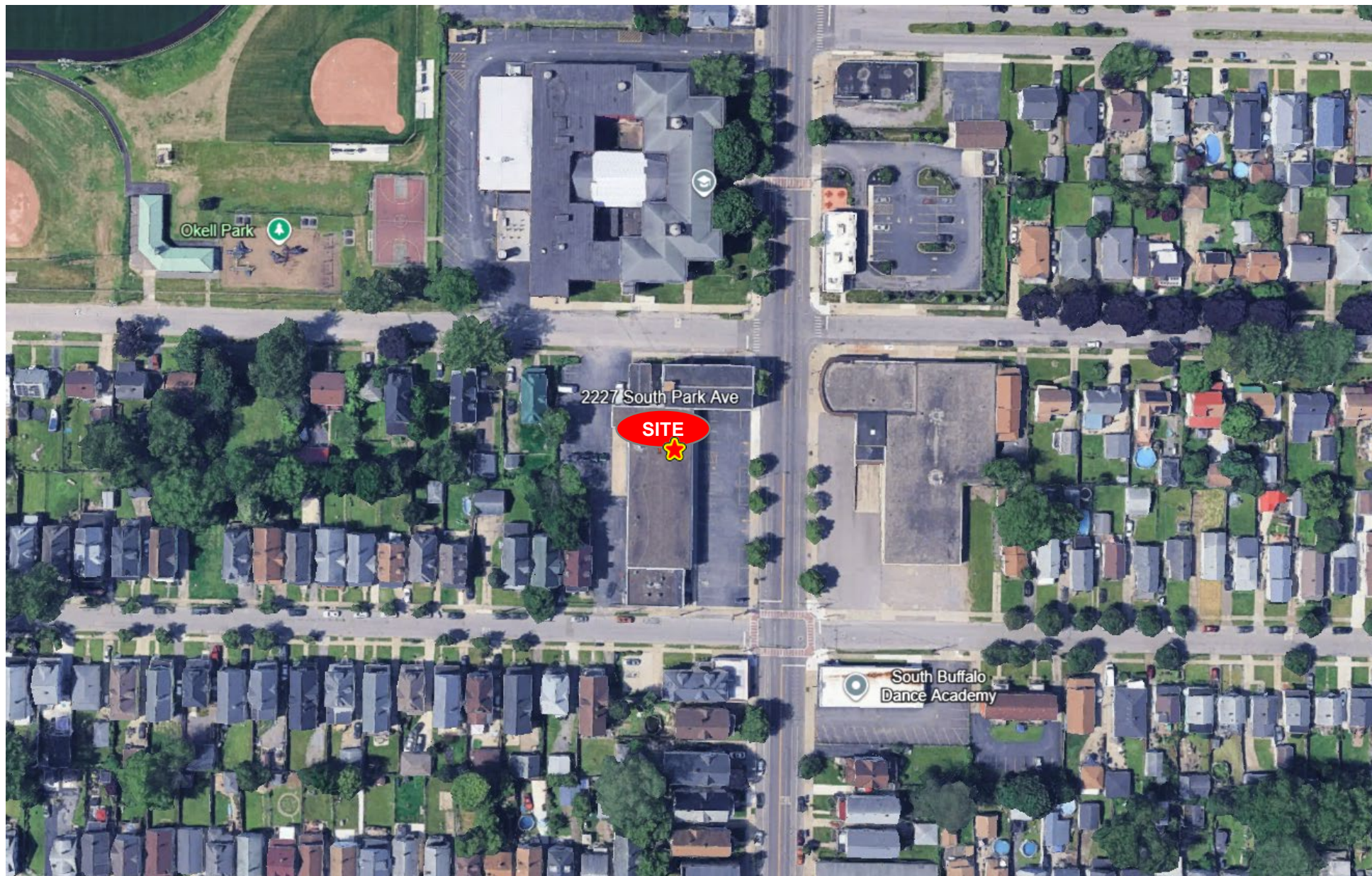
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Location Map



CUSHMAN &
WAKEFIELD



Pyramid Brokerage
Company

2227 South Park Avenue
Buffalo, NY



Concept Renderings

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