1,800 ± SF LARKINVILLE MIXED-USE / OFFICE / RETAIL FOR LEASE

BRAND NEW! LARKINVILLE DISTRICT SPACE

FEATURES:

- Brand new 1,800 ± Sq. Ft. development
- Freestanding new build
- Open floor plan
- Free on-site parking, rear
- Great visibility
- Located next to Paula's Donuts and Buffalo Distilling near the heart of Larkinville
- Minutes from NYS Thruway 190
- Amenities include but are not limited to: fitness center, interior bike storage, public park, bowling alley, Paula's Donuts, Swan Street Diner, The Filling Station, and more
- Visible from NYS Thruway I-190

AVAILABLE FOR LEASE

LOCATION NOTES:

- Located in Larkinville, Western New York's most desirable district
- Larkinville boasts the opening of breweries, distilleries, restaurants, public event space, Food Truck Tuesdays, office buildings, newly converted loft-style apartments, and more
- Larkin Square lies at the heart of Larkinville.This open public space is typically being used for community gatherings are filled with food, music and fun
- Easily accessible via NYS Thruway I-190
- Less than 2 Miles from Downtown Buffalo

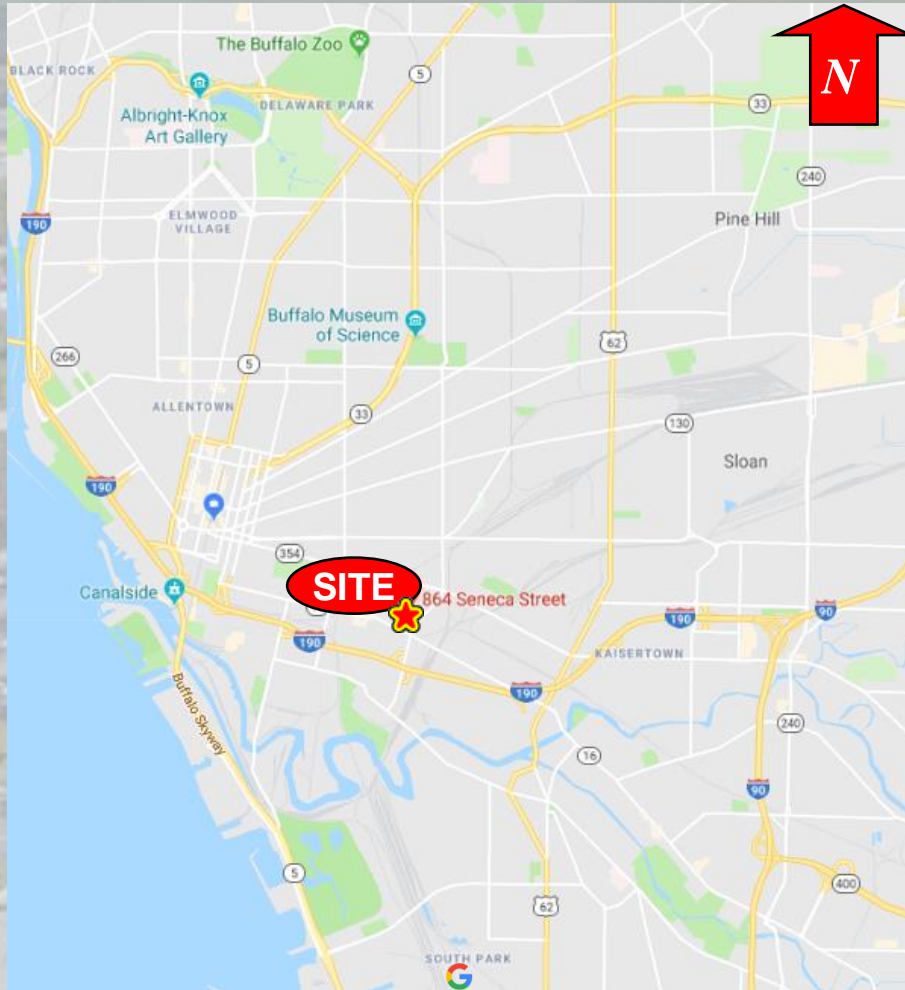| DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	11,973	113,670	270,812
Average Household Income	$36,447	$48,152	$52,181

TRAFFIC COUNTS	AADT
Seneca Street	4,252
Fillmore Avenue	8,694
NYS Thruway I-190	46,466

456
Total Businesses
Within 1 Mile
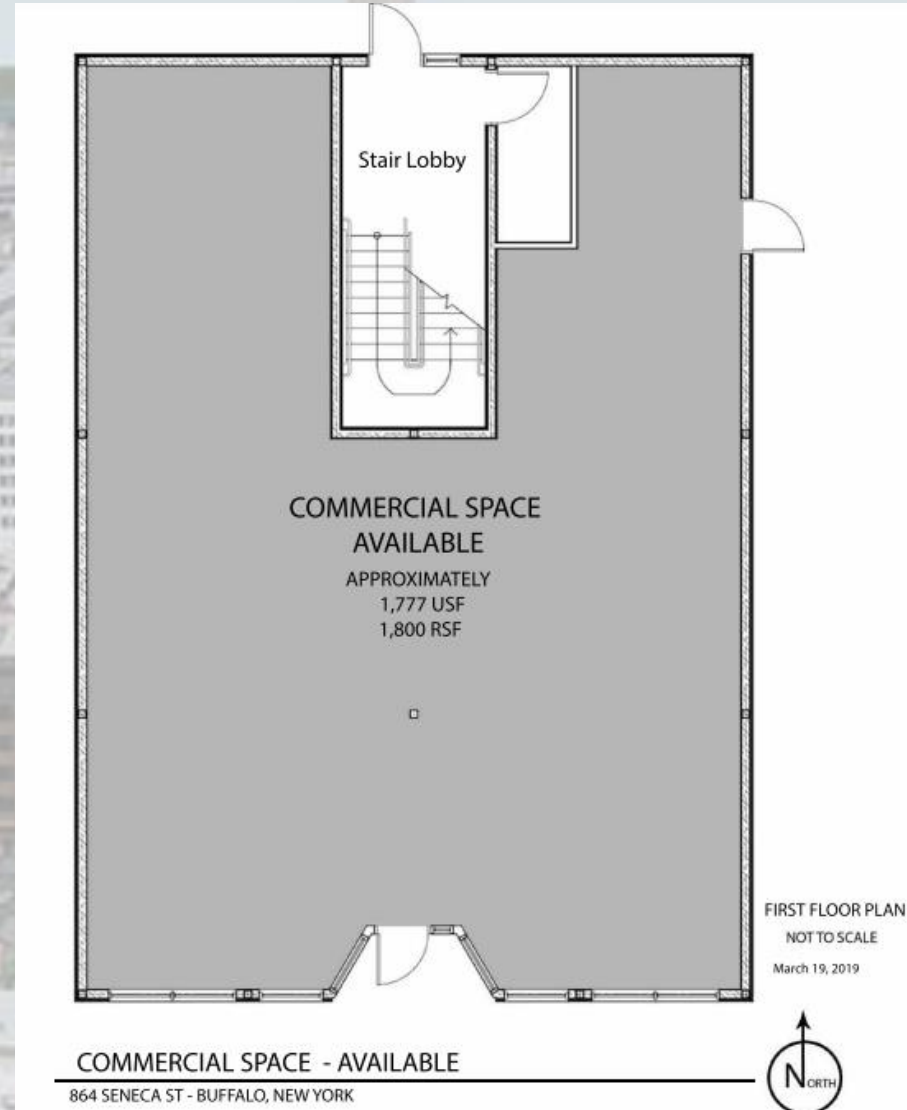
6,717
Total Employees
Within 1 Mile

WWW.PYRAMIDBROKERAGE.COM

Location Map

Larkinville Amenities / Events

CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

LEGEND

LARKIN PARKING LOTS

SEYMOUR STREET

F LOT

EMSLIE

H LOT

BOND

BALTIC PLACE

STREET

SENECA STREET

STREET

STREET

SENECA STREET

PARKING RAMP

799 Seneca MillRace Commons

LORD

HYDRAULIC STREET

LC Larkin Building

CARROLL

GRIFFIN STREET

SITE ★

A LOT

D LOT

STREET

LARKIN

VAN RENSSELAER

VISITOR LOT

STREET

E LOT

B LOT

ROSEVILLE STREET

STREET

Area Parking

Stair Lobby

COMMERCIAL SPACE AVAILABLE

APPROXIMATELY
1,777 USF
1,800 RSF

FIRST FLOOR PLAN
NOT TO SCALE

March 19, 2019

COMMERCIAL SPACE - AVAILABLE

864 SENECA ST - BUFFALO, NEW YORK

North

Available

FOR MORE INFORMATION CONTACT:

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