

**FOR LEASE**

# 316 Kenmore Avenue Buffalo, New York



## PROPERTY DESCRIPTION

Opportunity to locate your business in a very active Plaza which offers exceptional visibility with 300' of road frontage and abundance of parking on major route in densely populated neighborhood surrounded by activity generators. Plaza co-tenants are Dollar General, Cosmo Prof. Near new CVS, Mighty Taco, Valu Home Center and UB North campus. This portion of Kenmore Avenue has been recently upgraded. Most recently occupied by Continental School of Beauty but easily converted back to accommodate two separate 4,000 SF tenants.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	22,695	174,112	392,891
<b>Total Households</b>	9,095	74,501	169,078
<b>Ave. Annual Income</b>	\$55,855	\$52,659	\$44,420

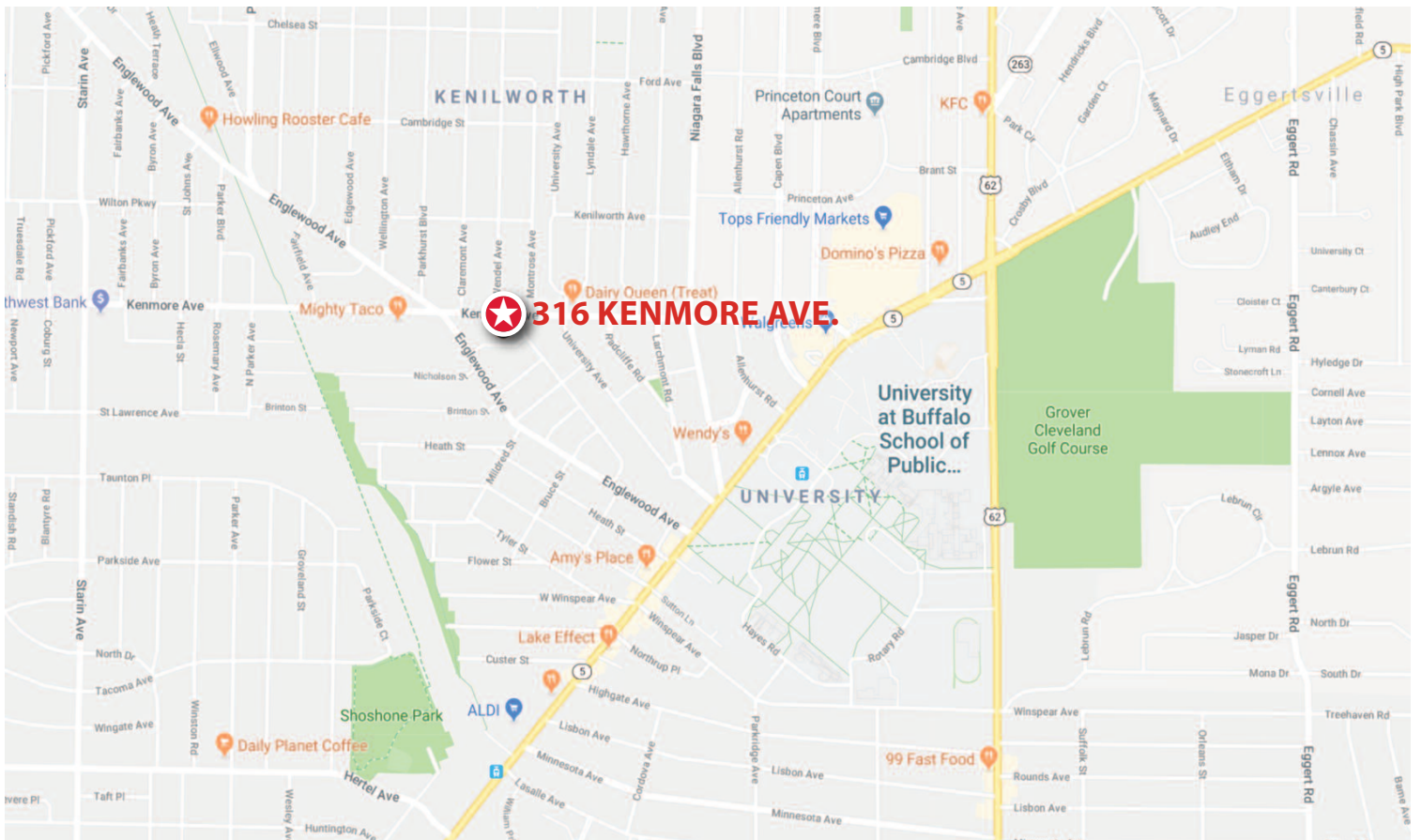
## PROPERTY OVERVIEW

<b>Total SF</b>	18,603 +/- SF
<b>Leasable SF</b>	8,000 +/- SF
<b>Year Built</b>	1945
<b>Stories</b>	1
<b>Traffic Counts</b>	16,766 AADT
<b>Parking</b>	On Site



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COMMERCIAL

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