

FOR LEASE

# 304 Main Street Buffalo, New York



## PROPERTY DESCRIPTION

Former Subway located in the heart of Downtown Buffalo across from the Ellicott Square Building. Great location for a franchise or specialty restaurant. Interior is built-out for restaurant use. 2nd entrance/exit on Cathedral Park. Storage in the basement.

## PROPERTY OVERVIEW

<b>Total Building SF</b>	15,500 +/- SF
<b>Available Space</b>	1,200 +/- SF
<b>Year Built</b>	1900
<b>Lease Rate</b>	\$16.00/SF
<b>Stories</b>	4

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	8,169	72,129	189,194
<b>Total Households</b>	4,742	42,013	105,332
<b>Ave. Annual Income</b>	\$41,987	\$45,431	\$47,716

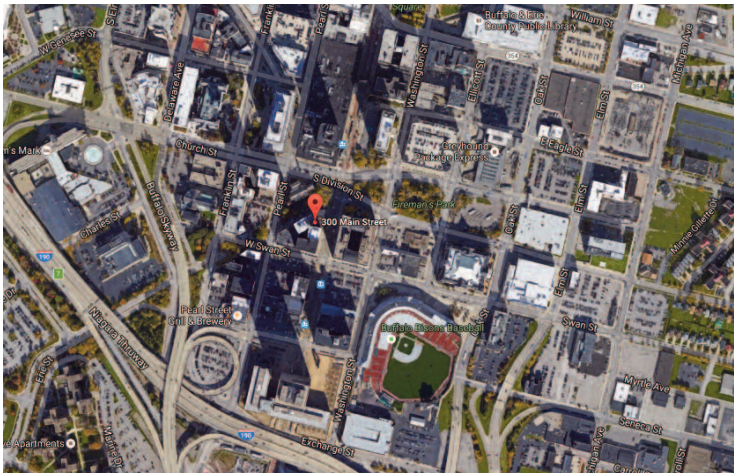
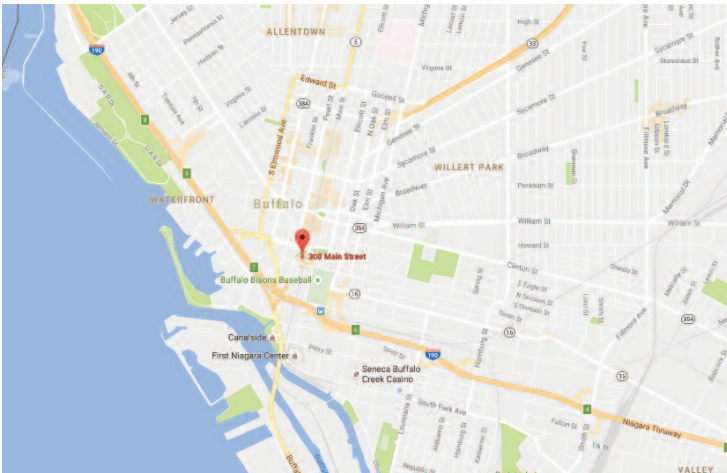


COMMERCIAL

**HUNT Commercial**  
**Real Estate Corporation**  
403 Main St., Suite 400  
Buffalo, New York 14203  
HUNTCommercial.com

**Karl J. Puzio**  
Licensed Real Estate Salesperson  
(716) 880-1921  
kpuzio@huntcommercial.com

**Dennis Dargavel**  
Licensed Associate Real Estate Broker  
Cell: (716) 310-9573  
ddargavel@huntcommercial.com



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