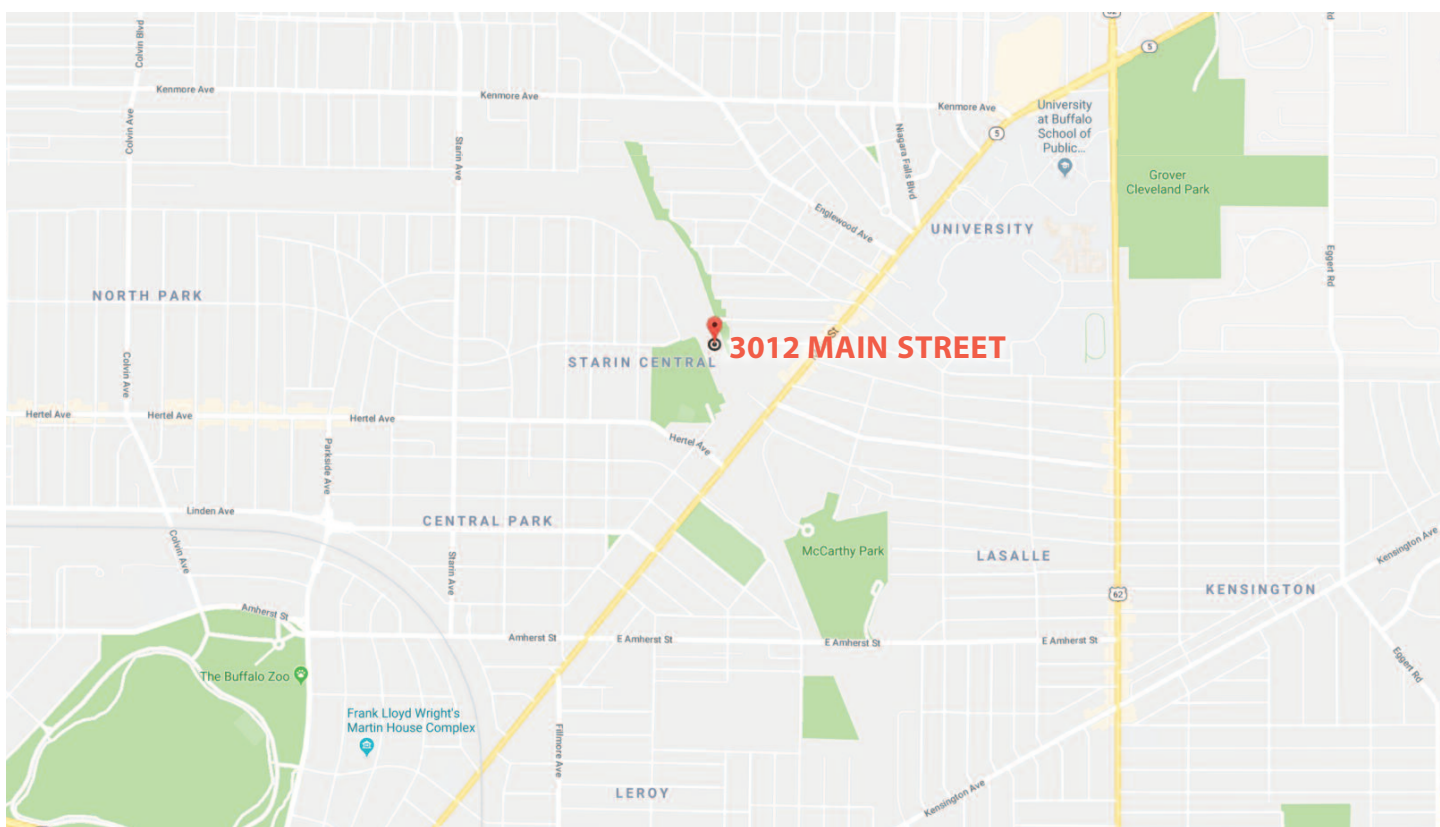


FOR SALE

3012 Main Street Buffalo, New York



PROPERTY DESCRIPTION

An 11,130 +/- SF building built in 2005 on 2.29 acres. The property is located in North Buffalo with an NFTA bus station (Main St. & LaSalle) located directly in front of the property. Abundant parking and room to grow are both excellent attributes of this property.



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

The information, statements, and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. All offerings subject to errors, prior sale, lease, or withdrawal without notice.



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3012 Main Street Buffalo, New York



PROPERTY OVERVIEW	
Lot Size	2.29 +/- acres
Total SF	11,130 +/- SF
Year Built	2005
Stories	1
Traffic Count	27,032 ADT
Parking	On site

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	18,626	206,267	375,125
Total Households	7,847	88,295	163,266
Ave. Annual Income	\$42,986	\$40,593	\$41,695

