

FOR SALE OR LEASE

1372 Clinton Street Buffalo, New York



EXCELLENT REDEVELOPMENT OPPORTUNITY!

Two story 5,432 SF masonry building located on Clinton Street near Bailey Avenue. Two (2) grade doors, one in the rear of the building (11') and one on the side (8'). Possible redevelopment uses include apartments, restaurant, retail or office. Zoned N-3E mixed use edge. Owner will consider lease options, lessee to be responsible for build out.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	7,075	113,615	286,739
Total Households	3,142	49,842	126,467
Ave. Annual Income	\$30,102	\$34,093	\$37,017

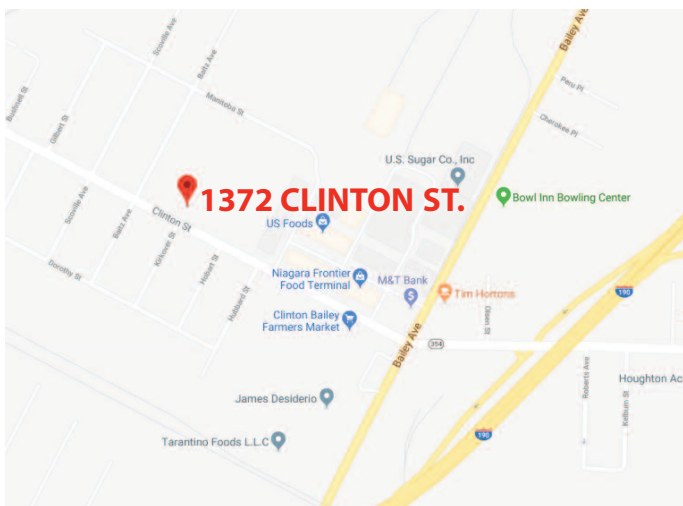
PROPERTY OVERVIEW

Lot Size	0.16 +/- acres
Total SF	5,432 +/- SF
Leasable SF	5,432 +/- SF
Year Built	1900
Stories	2
Parking	On site



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