

**FOR LEASE**

# 407-409 William Street Buffalo, New York



## PROPERTY DESCRIPTION

Great retail opportunity minutes from downtown Buffalo. 1,000 SF up to 11,000 SF available immediately. Landlord offering aggressive gross lease rates and flexible term options. Anchor tenants include M & T Bank, Family Dollar, McDonalds, Boost Mobile, and Kaleida Health.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	16,109	129,231	284,453
Total Households	7,370	58,635	124,076
Median Annual Income	\$24,914	\$30,594	\$35,514

## PROPERTY OVERVIEW

Lot Size	4.47 +/- Acres
Total SF	74,800 +/- SF
Leasable SF	24,144 +/- SF
Year Built	1968
Stories	1
Lease Rate	\$10 - \$12 / SF
Parking	On Site



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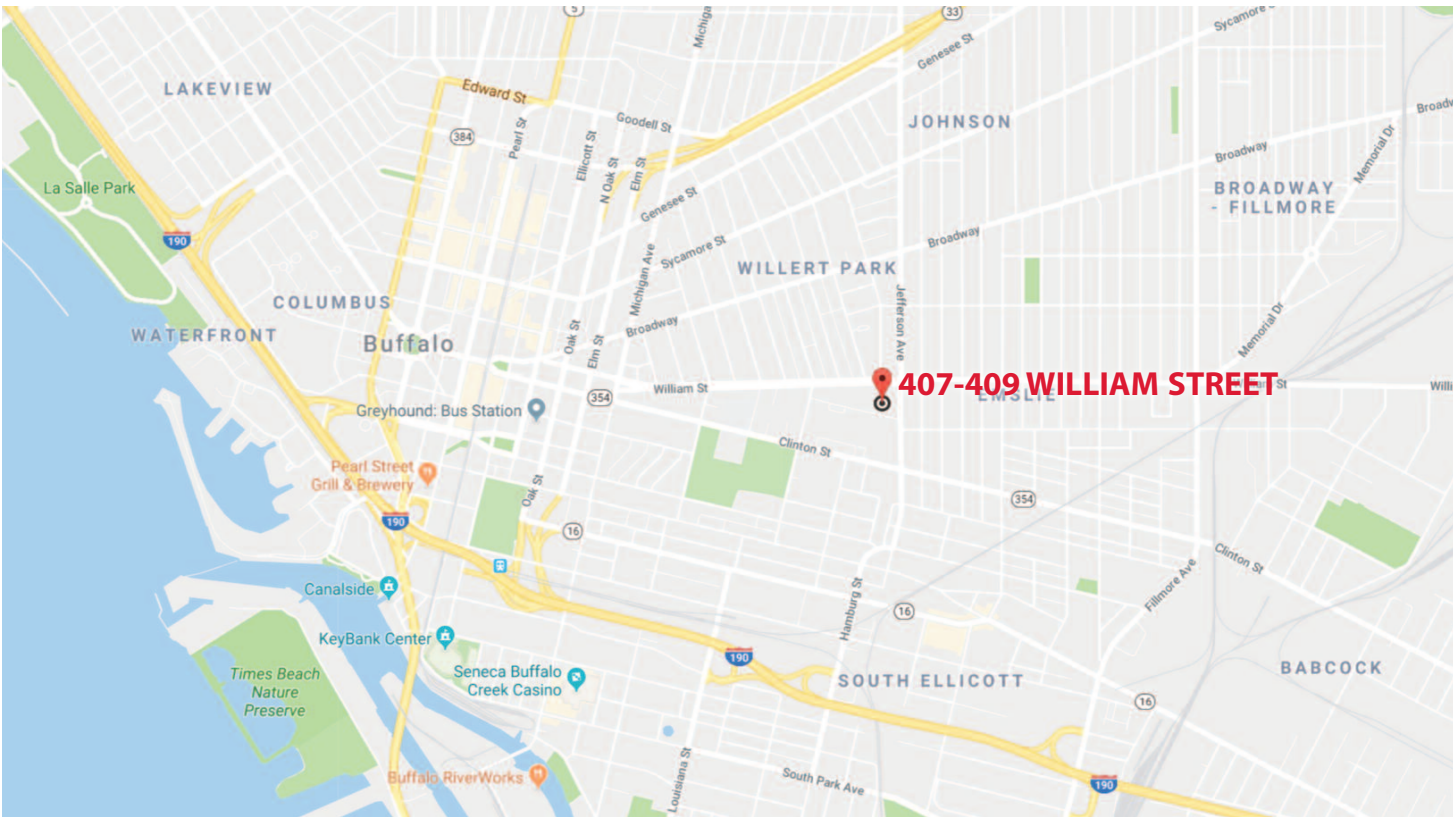
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- ## CURRENT PLAZA OCCUPANTS
- 1 – McDonalds
  - 2 – Kaleida Health
  - 3 – Billy Bubbles Laundromat
  - 4 – Mid Erie
  - 5 – Family Dollar
  - 6 – M&T Bank
  - 7 – Roto Rooter
  - 8 – Boost Mobile
  - 9 – Max Beauty Supply
  - 10 – Endeavor Medical
  - 11 – Discount Pharmacy
  - 12 – Barbara Williams  
Erie County Legislature



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