

### 8,000 ± SF Retail

| BUILDING FEATURES   |                 |
|---------------------|-----------------|
| Total Building Size | 8,000 ± Sq. Ft. |
| Total Available     | 8,000 ± Sq. Ft. |
| Lot Size            | 1.5 ± Acres     |
| Zoning              | M1              |

### Property Highlights

- Located directly across from SolarCity in new industrial park
- Approximately 1,500 employees at SolarCity daily
- High demand South Buffalo location
- Close proximity to the Buffalo River, Peace Bridge, Seneca Buffalo Creek Casino, Canalside, and Downtown Buffalo
- Brand new high efficiency building with existing second floor office users
- Located at a signalized intersection
- Rapidly growing area
- Will divide to suit
- Ideal for: retail, restaurant, medical office, fast food, office

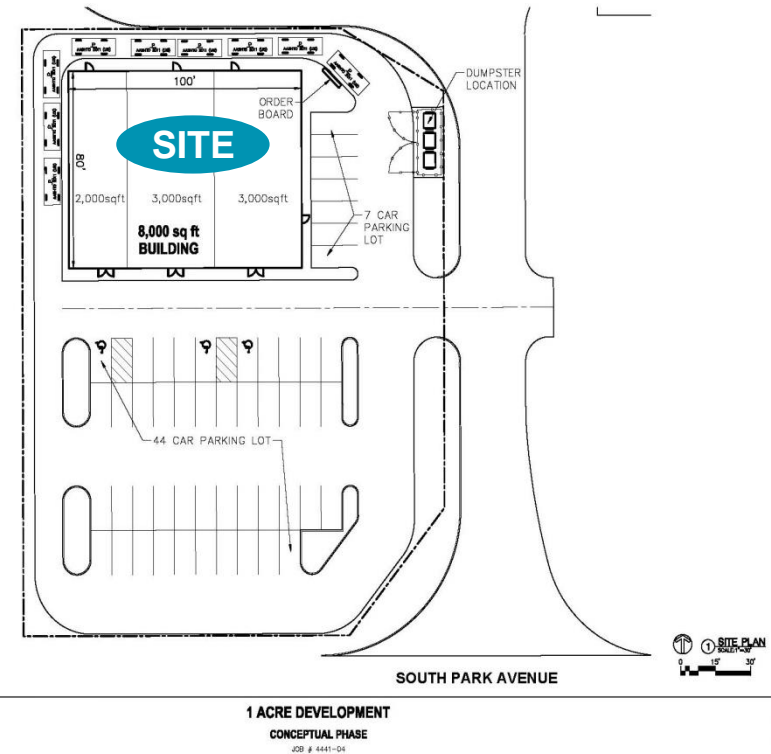
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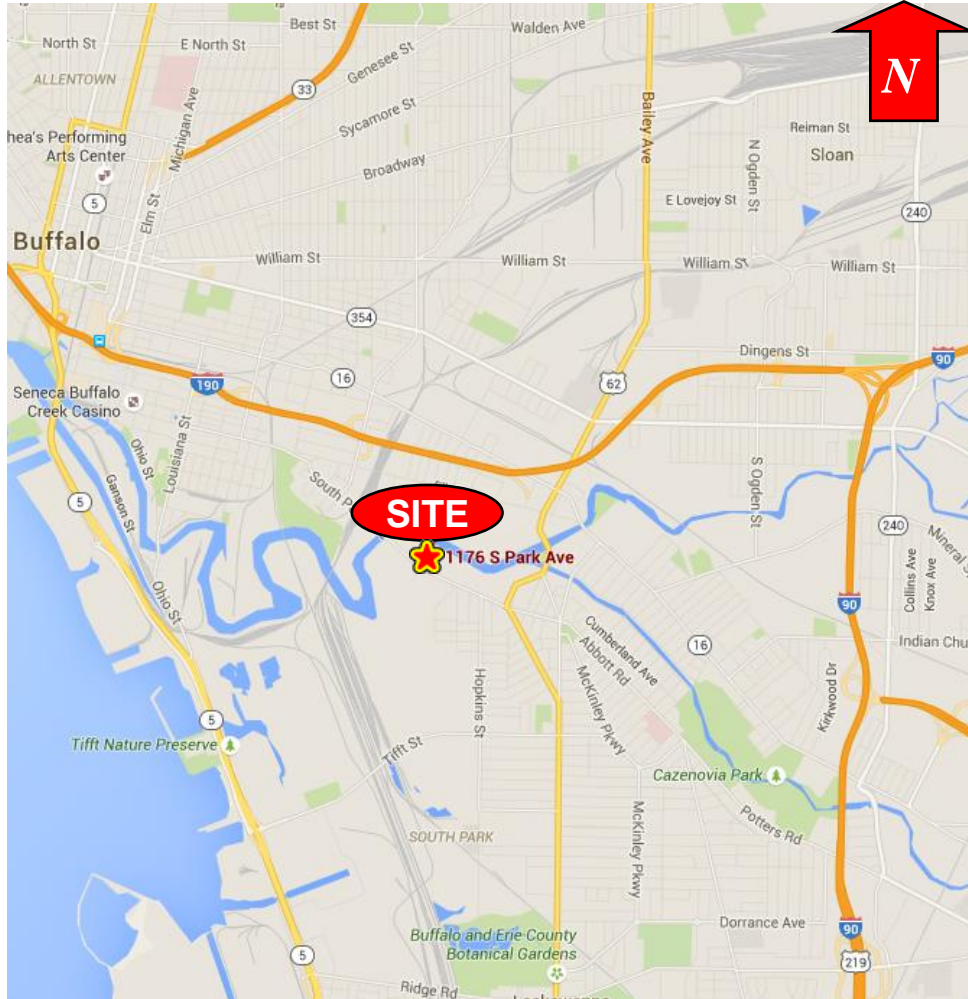
### PROMINENT RETAIL AVAILABILITY



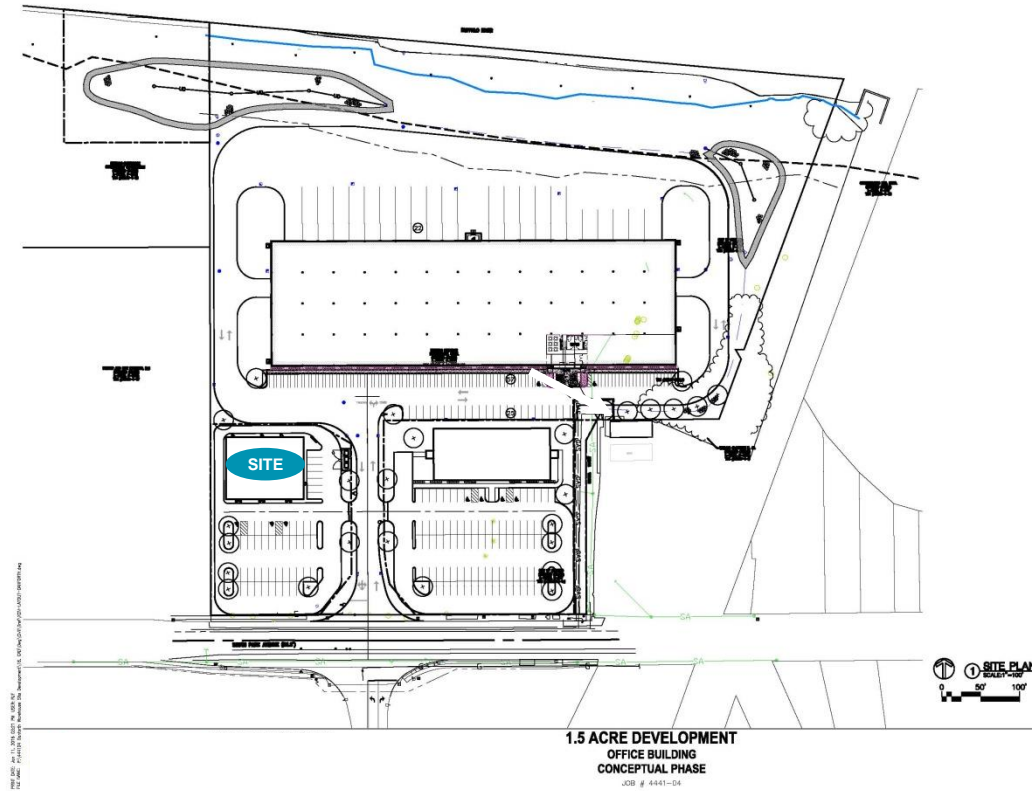
| DEMOGRAPHIC      | 1 MILE   | 3 MILE   | 5 MILE   |
|------------------|----------|----------|----------|
| Population       | 7,286    | 94,974   | 242,752  |
| Median HH Income | \$36,355 | \$33,455 | \$34,047 |

| TRAFFIC COUNTS    |            |
|-------------------|------------|
| South Park Avenue | 6,192 AADT |

**RETAIL STRIP**  
**1150 South Park Avenue**  
 Buffalo, New York



Location Map



Site Plan