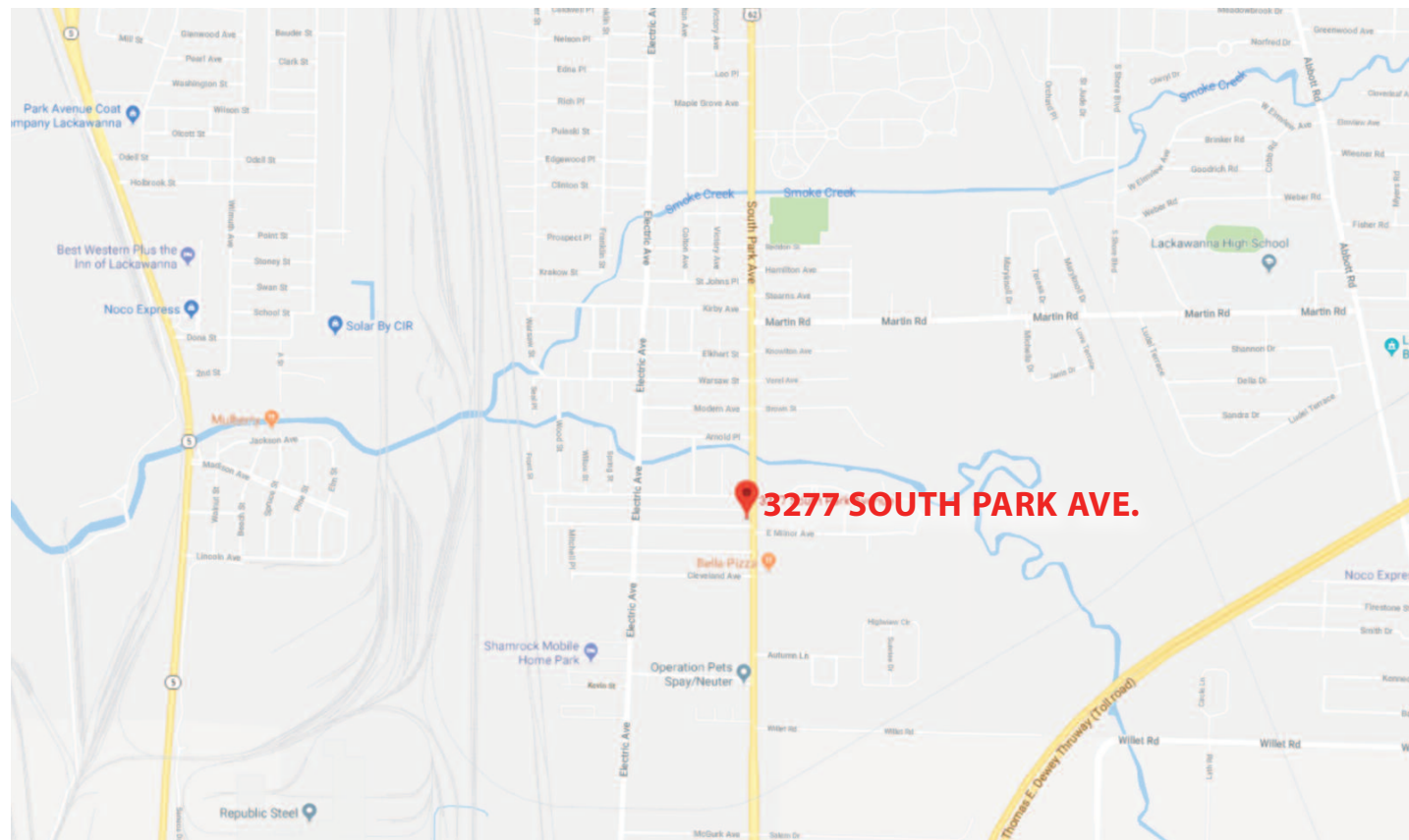


FOR LEASE

# 3277 South Park Avenue Buffalo, New York



## PROPERTY DESCRIPTION

Beautifully renovated 1,400 +/- SF turnkey medical/dental office suite available for lease. On site parking for patients. Dental equipment included in lease if desired. Great location for both south towns and city users. Will entertain option to purchase.



**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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**Heidi Nuessle**  
Licensed Associate Real Estate Broker  
(716) 880-1917  
hnuessle@huntcommercial.com

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## PROPERTY OVERVIEW

<b>Lot Size</b>	0.12 +/- acres
<b>Total SF</b>	1,400 +/- SF
<b>Leasable SF</b>	1,400 +/- SF
<b>Year Built</b>	1975
<b>Stories</b>	2
<b>Lease Rate</b>	\$12.88/SF
<b>Parking</b>	On site
<b>Traffic Count</b>	11,676 AADT

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	9,307	62,157	138,820
<b>Total Households</b>	4,340	27,045	60,542
<b>Median Annual Income</b>	\$39,002	\$47,398	\$49,572

