

**FOR SALE
OR LEASE**

501 Kenmore Avenue, Buffalo, NY 14223



Former eye doctor & surgery center – 7 exam rooms / conference rooms. Large kitchen / break area. Open seating waiting room. 15+ car parks. Minutes from UB South campus. Close to major public transportation and bus line. Great owner/user opportunity.

PROPERTY OVERVIEW

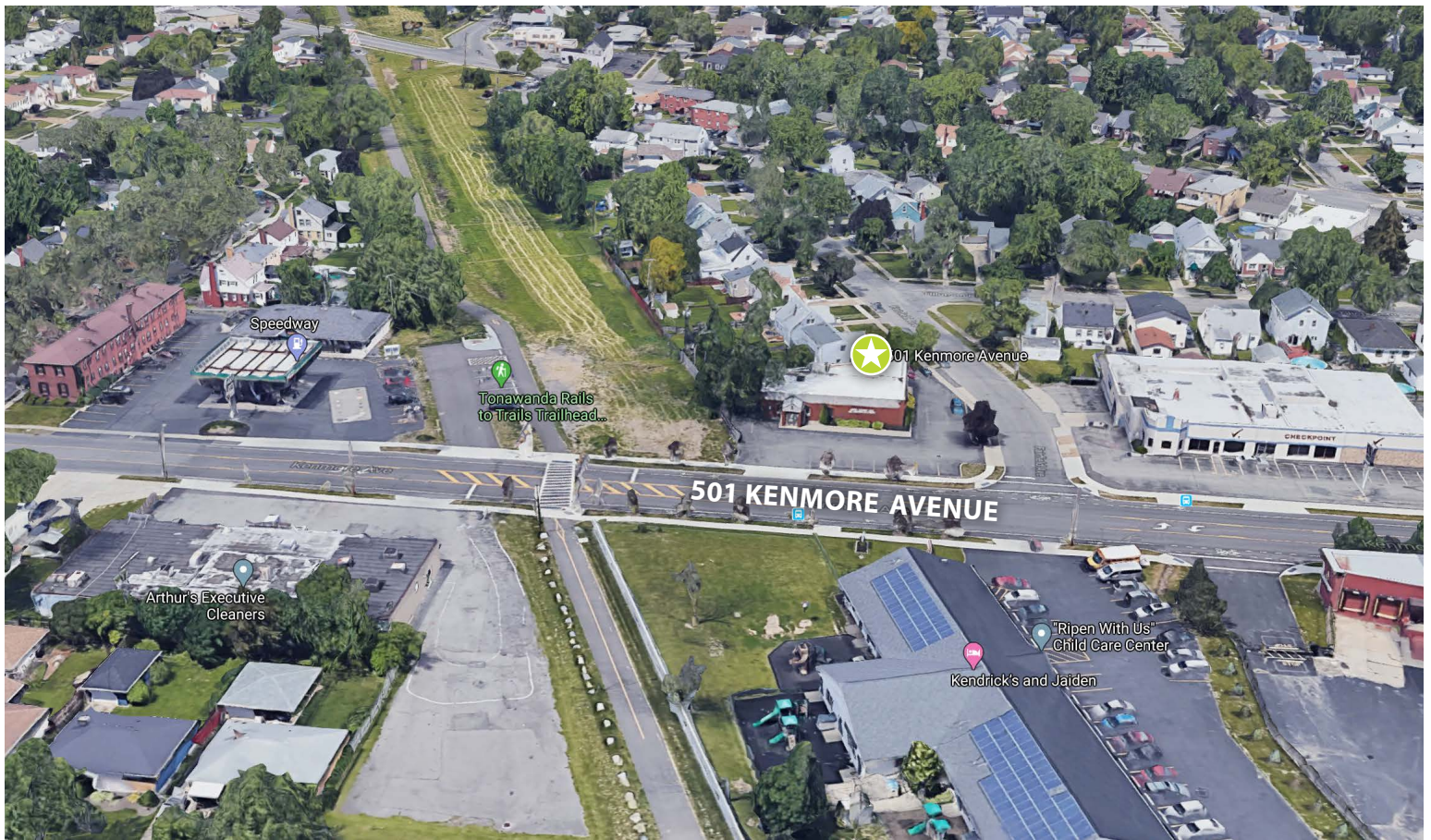
Lot Size	0.22 +/- AC
Total SF	3,185 +/- SF
Leasable SF	3,185 +/- SF
Year Built	1900
Stories	1
Traffic Count	12,909 ADT
Parking	On Site

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	29,816	182,076	357,509
Total Households	13,822	77,384	155,674
Ave. Annual Income	\$63,221	\$51,041	\$46,347

Cory R. Haqq

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Real Estate Corp.
The Hastings Group
403 Main Street, Suite 400
Buffalo, New York 14203



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