

FOR LEASE

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NEWLY REMODELLED RETAIL SPACE IN ELMWOOD VILLAGE
1068 Elmwood Avenue, Buffalo, NY 14222



1200 sf of retail/office space available in densely populated diverse neighborhood. Recently remodeled and available immediately. Two blocks from Buffalo State College. Located in a block with high traffic, restaurants, and a very successful convenience store. Additional lower level storage space included. Auxiliary billboard signage on side of building possible.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	28,178	173,187	317,062
Total Households	11,487	76,469	137,337
Ave. Annual Income	\$49,600	\$37,372	\$39,214

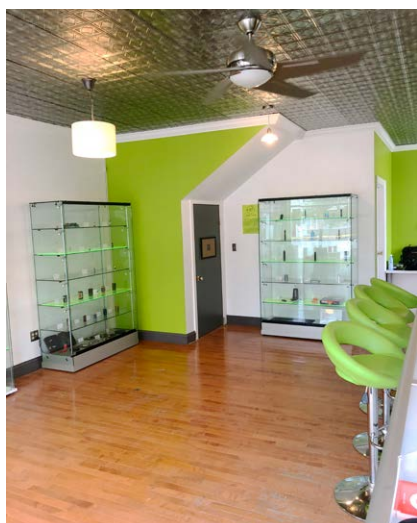
PROPERTY OVERVIEW

Lot Size	0.06 +/- AC
Total SF	7,316 +/- SF
Leaseable SF	1,260 +/- SF
Year Built	1942
Traffic Count	13,445 ADT

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The Hastings Group
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