

FOR LEASE  
**MILL RACE COMMONS**  
 799 Seneca Street, Buffalo, NY

**MILL RACE COMMONS: 140,000 ± SF MIXED-USE DEVELOPMENT**

**BRAND NEW! LARKINVILLE DISTRICT SPACE**

**FEATURES:**

- Brand new 140,000 + Sq. Ft. development
- 50,000 + Sq. Ft. Class A office space
- 13,000 + Sq. Ft. retail and service space
- Free, on-site parking
- Amenities include but are not limited to: fitness center, interior bike storage, public park, bowling alley, Paula's Donuts, Swan Street Diner, The Filling Station, and more
- Visible from NYS Thruway I-190
- Ideal for: growing technology company, established law firm, accounting, engineering, advertising / marketing company seeking excellent work environment

**AVAILABLE FOR LEASE**



**LOCATION NOTES:**

- Located in Larkinville, Western New York's most desirable district
- Larkinville boasts the opening of breweries, distilleries, restaurants, public event space, Food Truck Tuesdays, office buildings, newly converted loft-style apartments, and more
- Larkin Square lies at the heart of Larkinville. This open public space is typically being used for community gatherings are filled with food, music and fun
- Easily accessible via NYS Thruway I-190
- Less than 2 Miles from Downtown Buffalo

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	11,973	113,670	270,812
Average Household Income	\$36,447	\$48,152	\$52,181

TRAFFIC COUNTS	AADT
Seneca Street	4,252
Fillmore Avenue	8,694
NYS Thruway I-190	46,466

**456**

Total Businesses  
Within 1 Mile

**6,717**

Total Employees  
Within 1 Mile





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Location Map

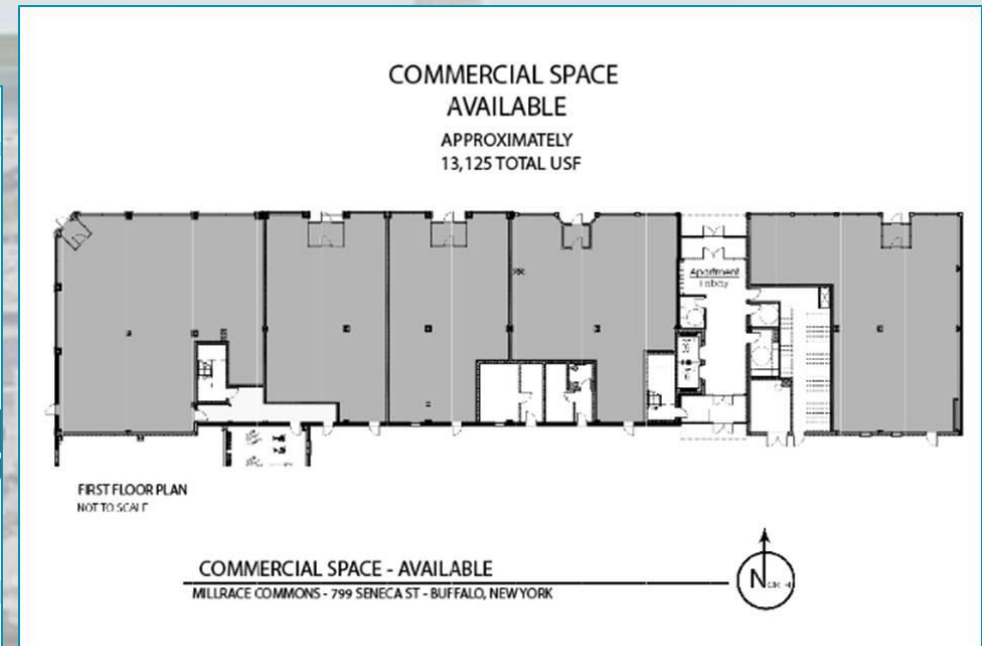
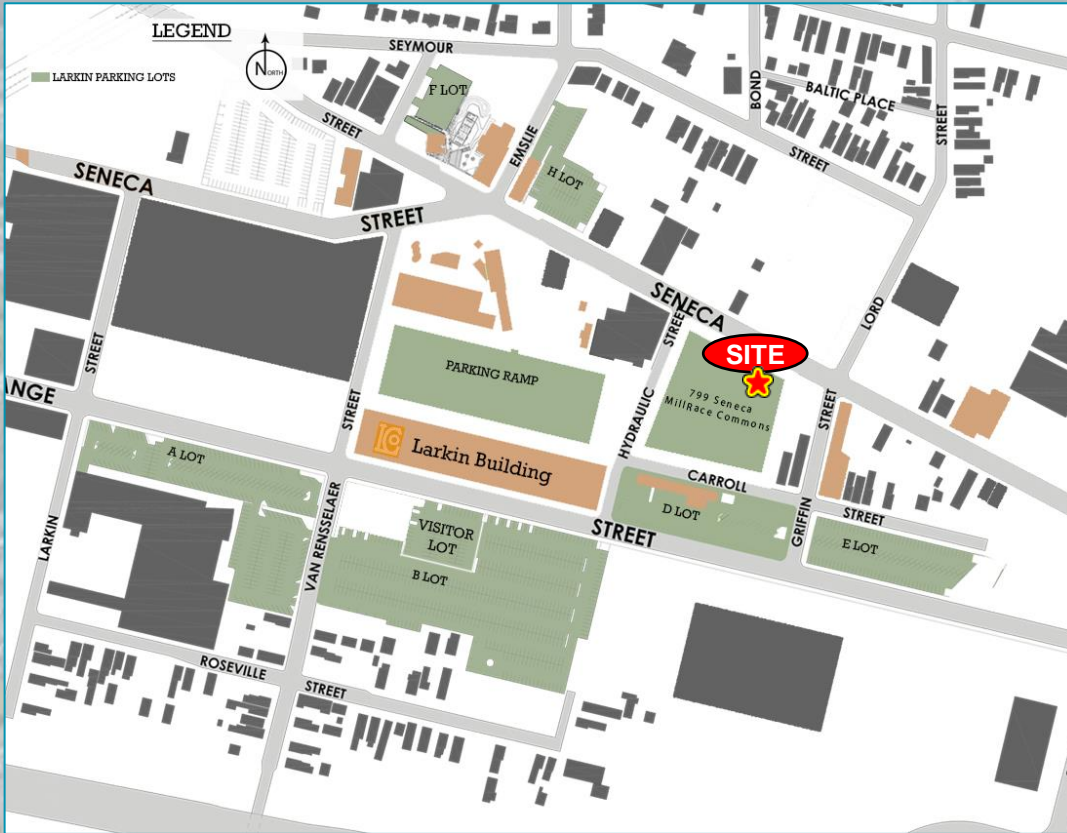


Larkinville Amenities / Events

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Area Parking

Proposed Retail / Office Floorplans



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