

BRAND NEW MIXED-USE COMMUNITY

RETAIL / OFFICE / MEDICAL OPPORTUNITY

FEATURES:

- Brand new mixed-use community
- Up to 13,000 ± Sq. Ft. of first floor commercial space available for lease
- 159 multi-family affordable and market rate housing units anchor the site
- Vibrant residential community focused on wellness and healthy living
- Indoor/outdoor fitness and workout facilities including an outdoor jogging/walking track
- Ample on-site covered parking with green roof
- Ideal for: behavioral health groups, medical/clinical office space, professional office space, local retail and/or services

FIRST FLOOR COMMERCIAL FOR LEASE



LOCATION NOTES:

- Located in the heart of Buffalo's East Side resurgence
- Proximate to the Central Business District, Downtown Buffalo, and the Buffalo Niagara Medical Campus
- Close to the Kensington Expressway (Route 33) and NYS Thruway I-190

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	15,400	133,793	305,879
Average Household Income	\$38,138	\$49,136	\$53,801

TRAFFIC COUNTS	AADT
Broadway Street	6,624
Sycamore Street	2,029
Michigan Avenue	8,035

1,307
 Total Businesses
 Within 1 Mile

15,403
 Total Residential Population
 Within 1 Mile

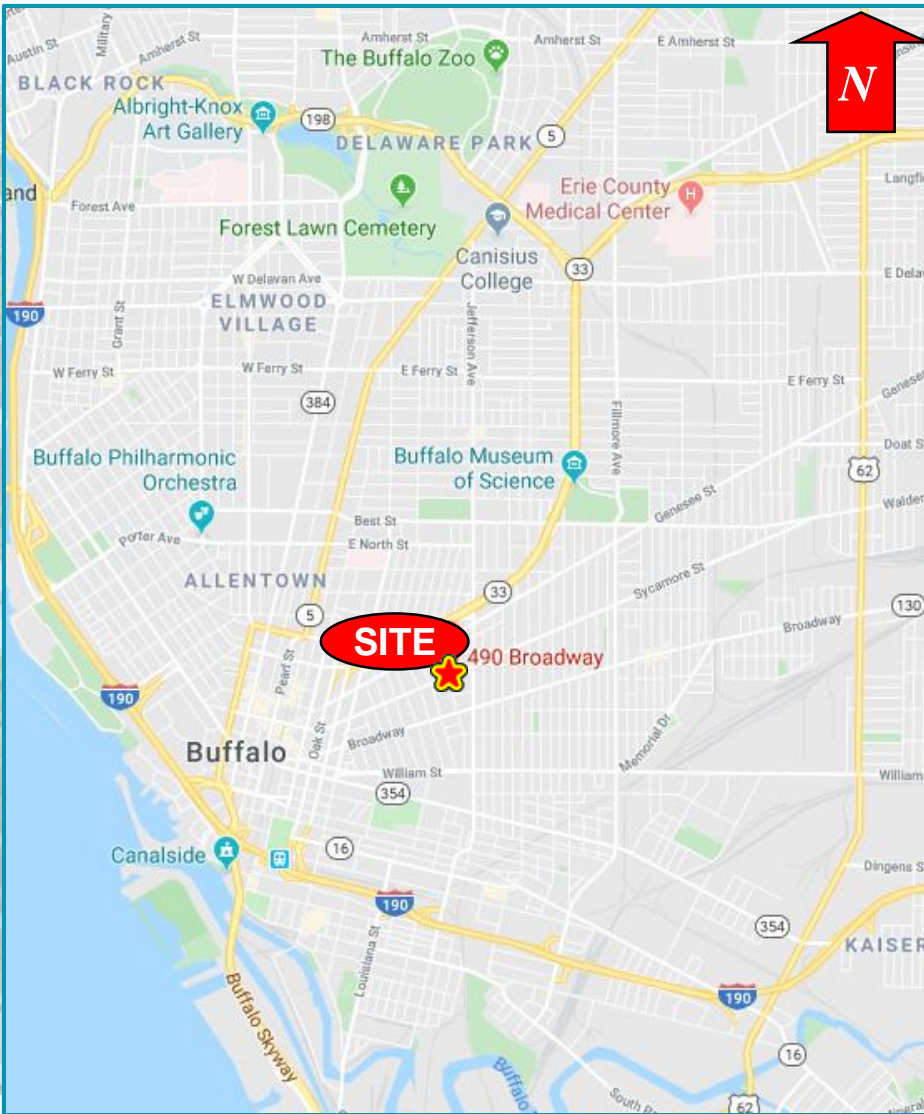
38,941
 Total Employees
 Within 1 Mile



FOR LEASE

THE FORGE ON BROADWAY

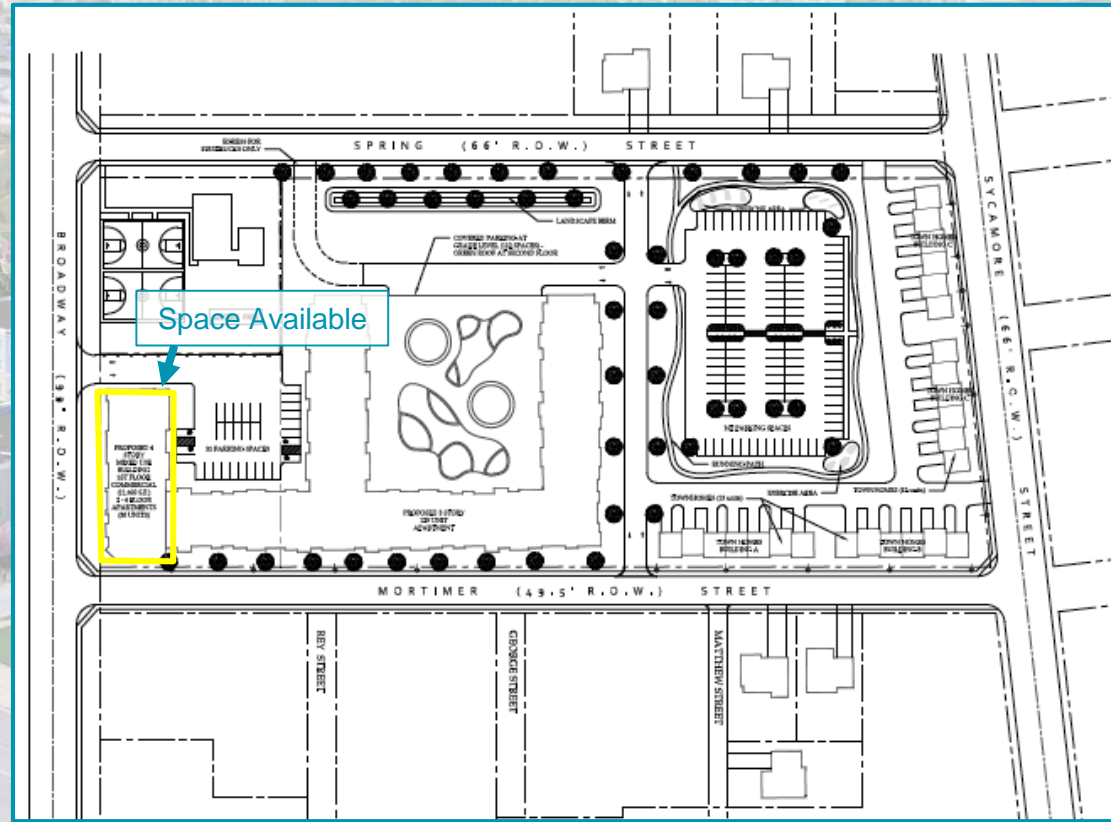
490 Broadway Street, Buffalo, NY



Location Map

Aerial / Street View

FOR LEASE
THE FORGE ON BROADWAY
 490 Broadway Street, Buffalo, NY



Concept Plan



FOR LEASE

THE FORGE ON BROADWAY

490 Broadway Street, Buffalo, NY

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