

DOWNTOWN LOCATION WITH A NEIGHBORHOOD FEEL

LARKINVILLE DISTRICT RETAIL SPACE

BUILDING FEATURES	
Building Size	4,000 ± Sq. Ft.
Availability	1,800 ± Sq. Ft.
Parking	Free On-Site Parking

Property Highlights

- Retail Space Now Available for Lease in Newly Constructed 4,000sf Two-Story Mixed-Use Building Located in the Heart of the Larkinville Historic District of Downtown Buffalo
- Recent Additions to the Area Include Breweries, Distilleries, Restaurants, Office Buildings, Gyms/Fitness Centers and Newly Converted Loft-Style Apartments
- Less than Two Miles from the Central Business District of Downtown Buffalo
- Proximate to Many Area Amenities Including Restaurants, Area Business, Retail, Service Businesses, Entertainment and More
- Situated Two Block from Vibrant Larkin Square, Open Public Space Used for Community Gatherings, Special Events, Music and Popular Food Truck Tuesdays
- Easy Thruway and Expressway Accessibility
- Ideal for: Grocery/Convenience Store, Hair Salon/Day Spa/Barbershop, Boutique Retail, Fast Casual/Quick Service Restaurants, Neighborhood Service Businesses



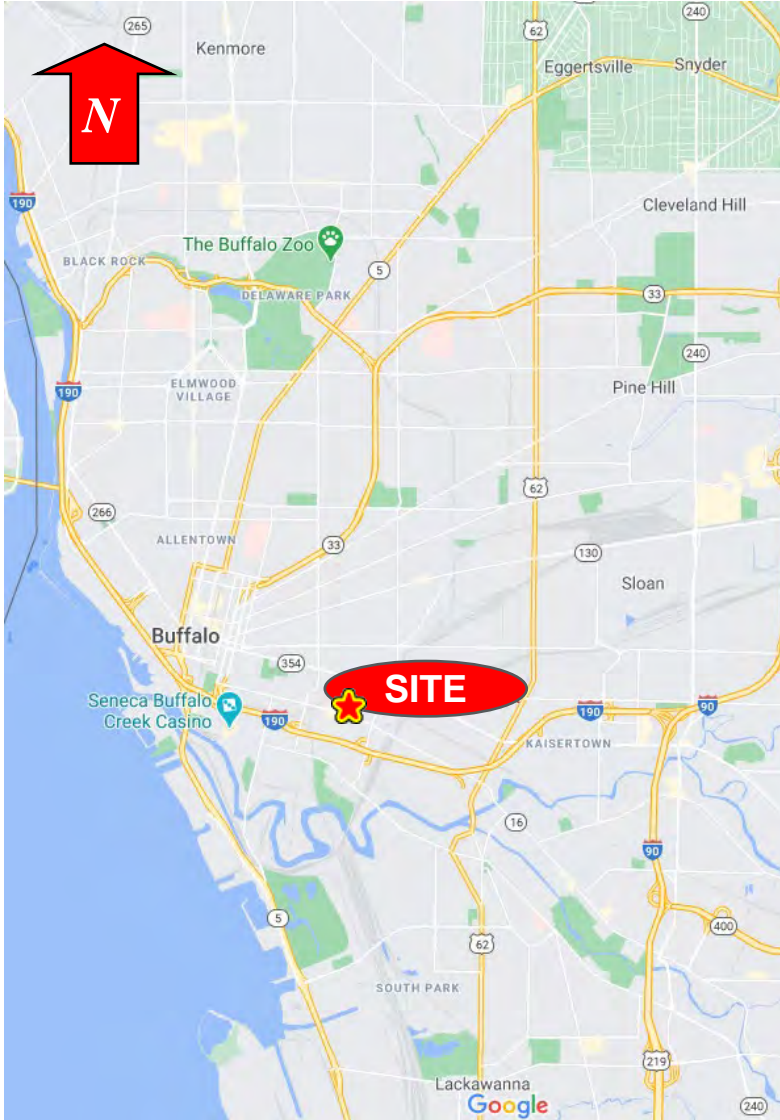
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	11,973	113,670	270,812
Total Businesses	456	4,946	8,615
Total Employees	6,717	127,164	194,338
Employee/Residential Population Ratio	56%	112%	72%

For more information, contact:

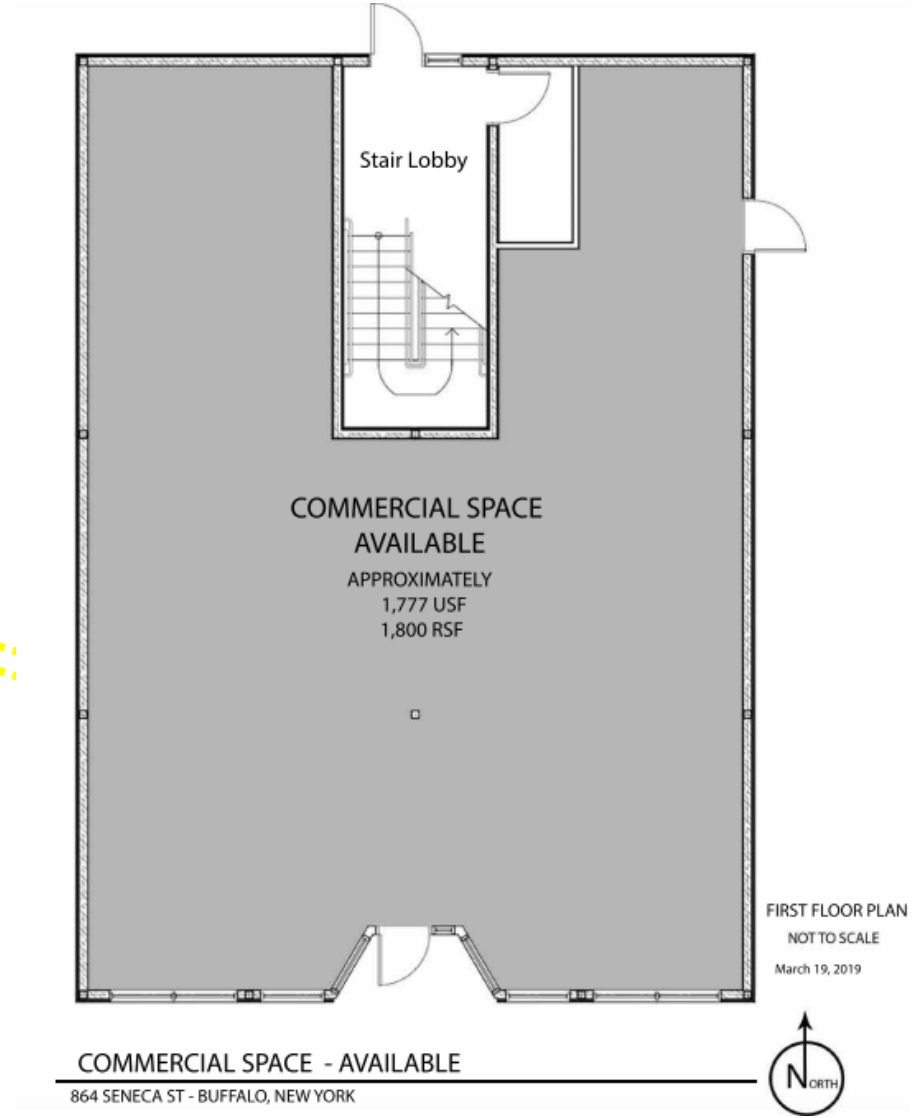
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RETAIL FOR LEASE
864 Seneca Street
 Buffalo, New York



Renderings



Floor Plan

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864 Seneca Street
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Parking Map

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864 Seneca Street
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Larkinville Aerial