

FREESTANDING BUILDING AT SIGNALIZED INTERSECTION

AUTOMOTIVE SHOWROOM / REPAIR BUILDING

FEATURES	
Building Size	6,221 ± Sq.Ft.
Available for Lease	6,221 ± Sq.Ft.
Parking	100 ± Spaces
Lot Size	1.15 ± Acres
Zoning	D-S

Property Highlights

- Retail / Office Availability in the City of Buffalo, at the Convergence of West Seneca and Lackawanna
- Newly Constructed Clear Span Building with High Ceilings, Large Modern Showroom Area, Open Office Area, Several Private Offices, 4-Bay Service Area
- Located on Heavily Traveled Abbott Road, at the Signalized Northeast Corner of Dorrance Avenue
- Possible Redevelopment Opportunity – Adaptive to a Variety of Uses Including Office, Medical or Retail
- Situated on the Abbott Road Retail Corridor
- Proximate to Mercy Hospital, Our Lady of Victory Basilica and Downtown Buffalo
- Good Demographics and Traffic Counts
- Dense Residential Backup
- Situated Near an NFTA Bus Line
- Ideal for: Retail Showroom, Automotive Sales & Repair, Medical/ Professional Office



DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Population	16,311	88,821	180,175
Average Household Income	\$69,266	\$62,577	\$62,886

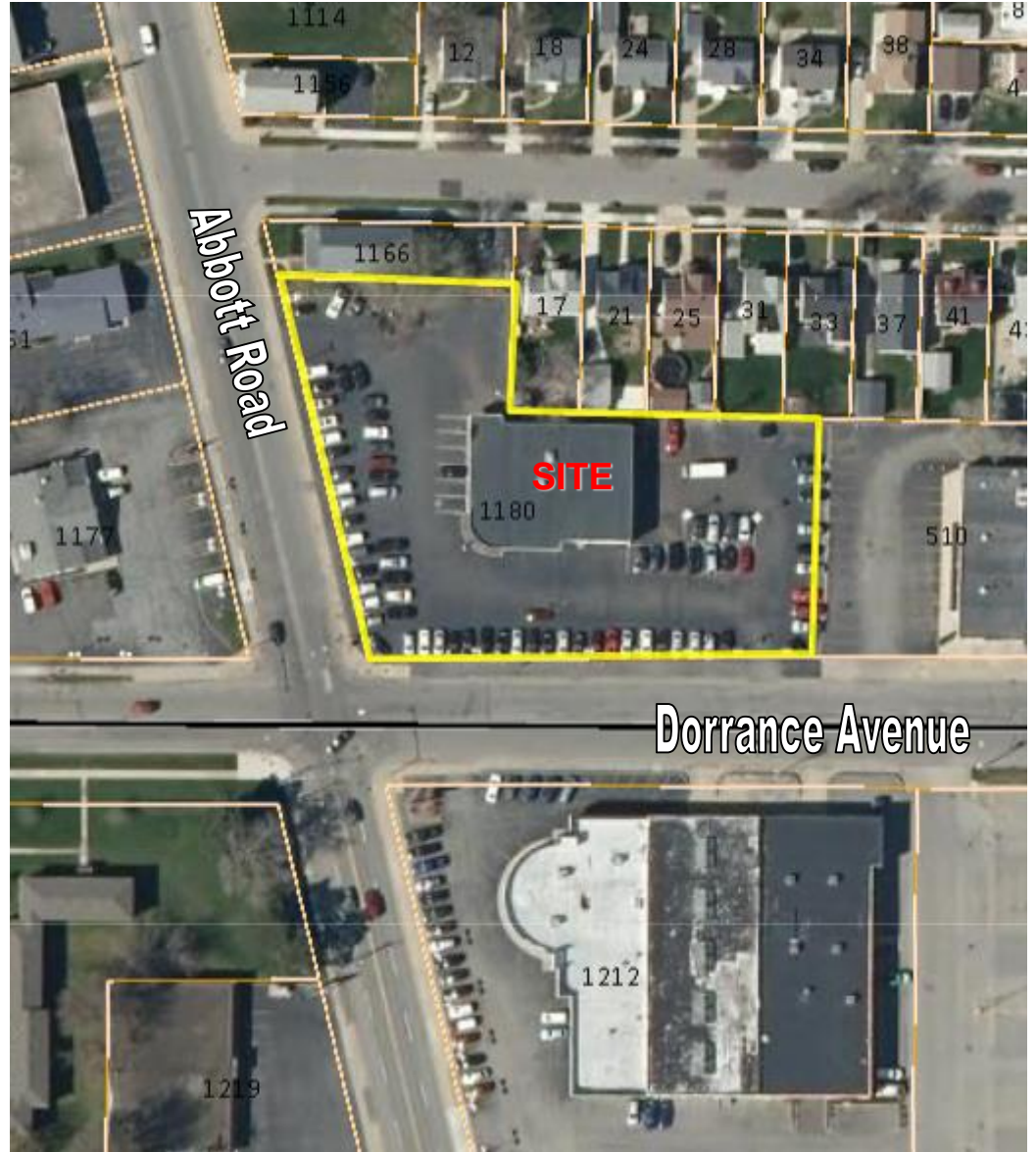
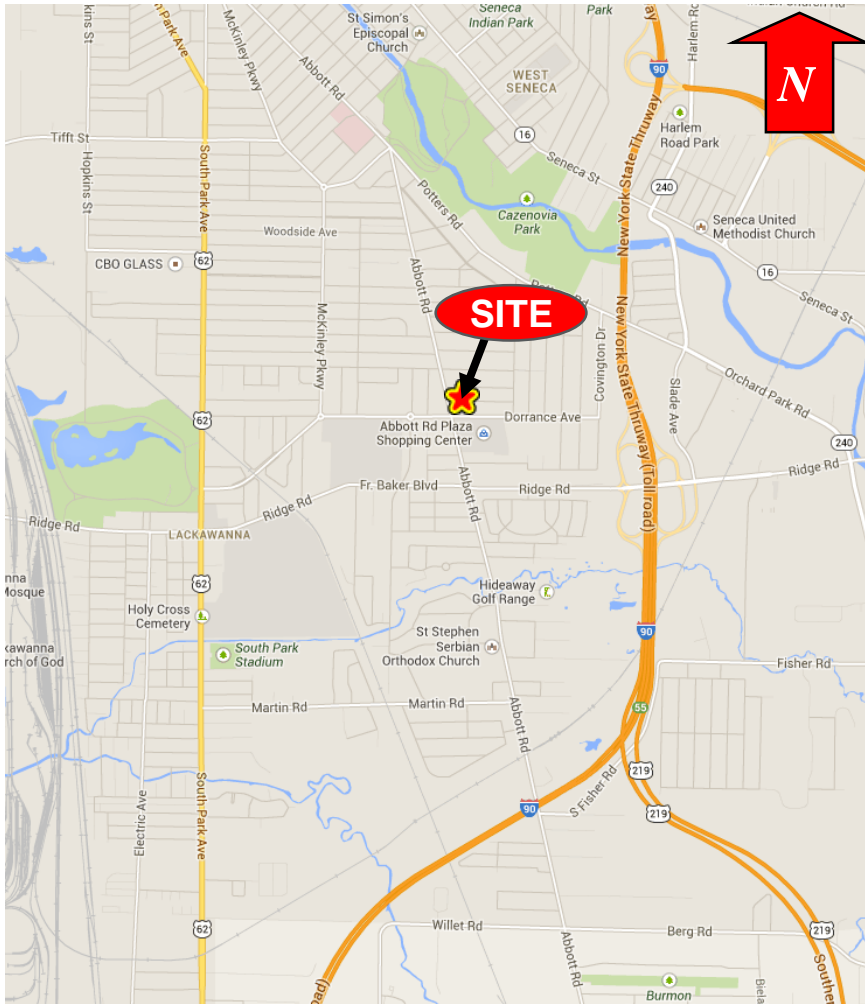
TRAFFIC COUNT	
Abbott Road	13,133 AADT
Dorrance Avenue	7,020 AADT

For more information, contact:

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RETAIL/OFFICE FOR LEASE
1180 Abbott Road
Buffalo, New York



Location Map

Aerial