



Retail / Restaurant

# 502 Elmwood Avenue

## Buffalo, NY

### Retail / Restaurant Opportunity / For Lease

#### 2,547 ± SQ. FT. RETAIL / RESTAURANT OPPORTUNITY

BUILDING FEATURES	
Total Building Size	2,547 ± Sq. Ft.
Lot Size	0.07 ± Acres

#### Property Highlights

- Highly visible former restaurant space available in Elmwood Village
- Large, glass storefront
- Many area amenities nearby including local retail, restaurants, fast food, banks, gas stations, pharmacies, liquor store, convenience stores
- Voted Buffalo's most walkable neighborhood, 2019 Best Buffalo, NY Neighborhood Guide
- Two (2) walk-in refrigerator / freezers
- Hood included
- Located across from Bank of American on Elmwood Avenue
- Just blocks away from Allentown
- Proximate to the Central Business District, Buffalo Niagara Medical Campus, Entertainment District, the Theatre District, and more
- Ideal for: restaurant, convenience store, boutique apparel store, deli / lunch counter, coffee shop, dry cleaner



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	38,270	142,144	300,711
Average Household Income	\$68,101	\$58,940	\$60,206



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14 Lafayette Square  
Suite 1900, Buffalo, NY 14203  
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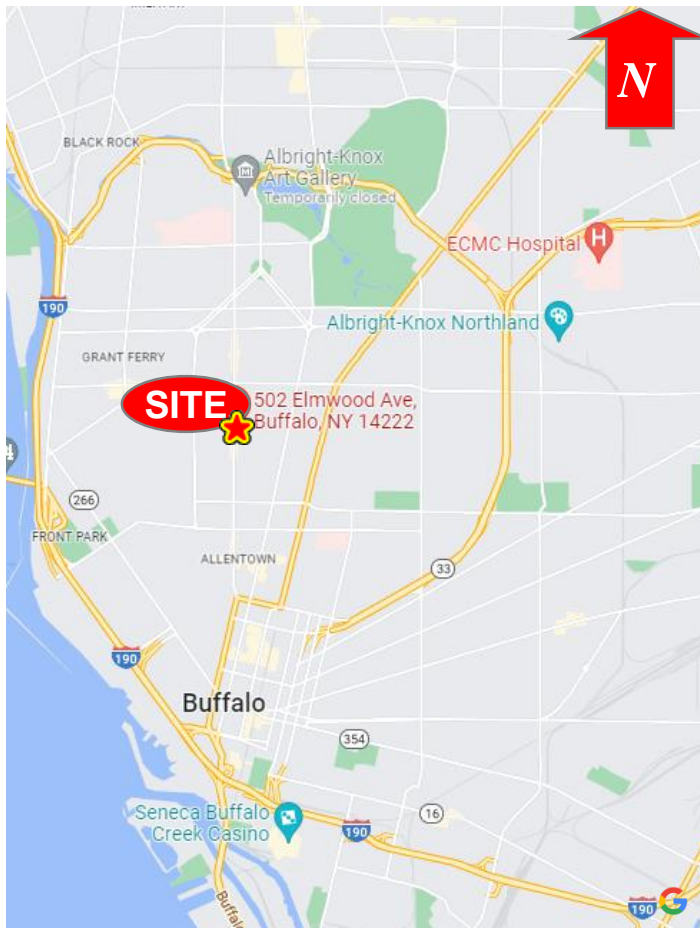


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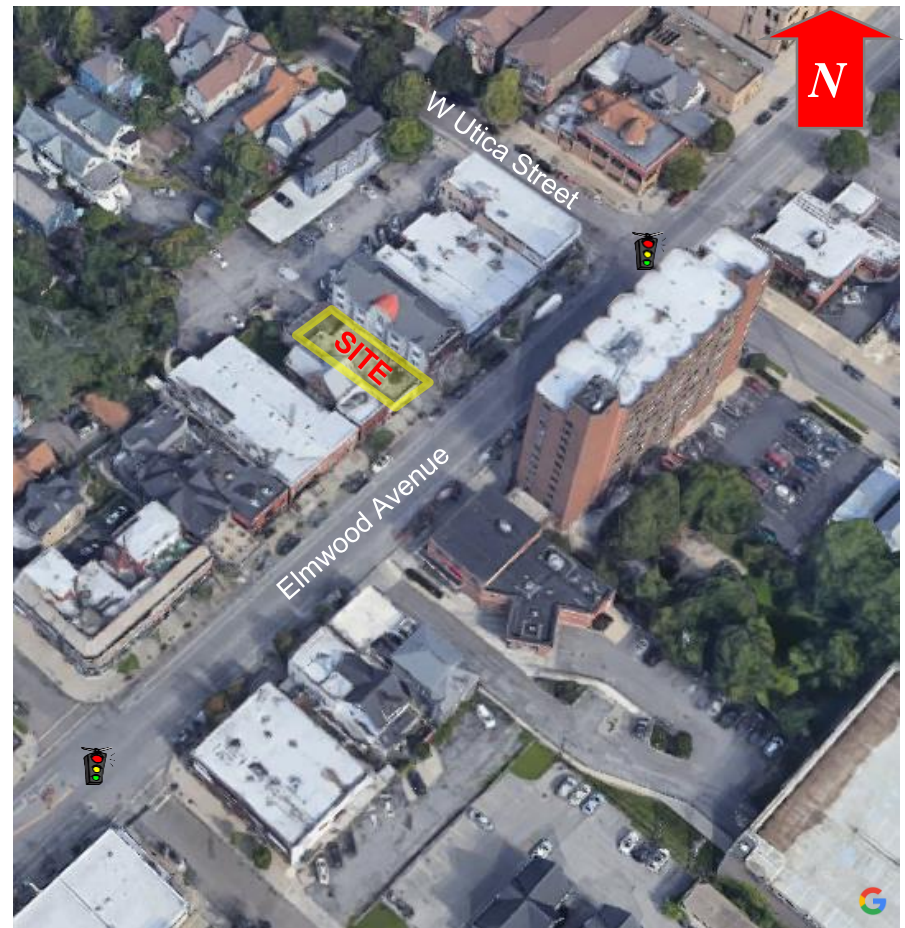
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Location Map



Aerial

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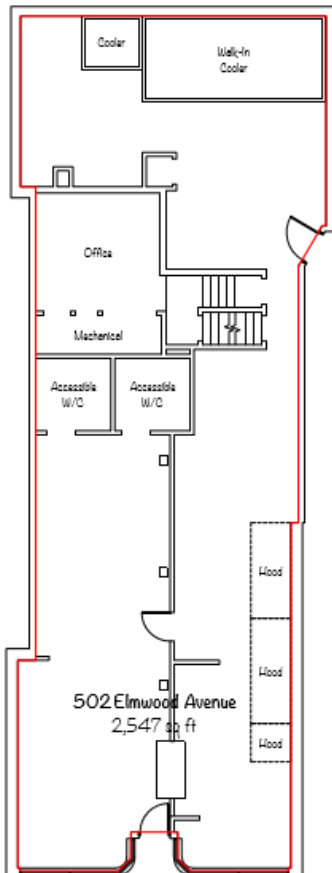


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Floorplan



Interior Photos

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