

RETAIL SPACE FOR LEASE

319 Connecticut Street

Buffalo, New York, 14213



3,500 Sq. Ft. Retail Space In Historic Remodeled Building

Building Features

Building Size 9,378 ± sq. ft.

Space Available 3,500 ± sq. ft.

Parking On-site

Property Highlights

- Exciting retail opportunity in a historic, redeveloped mixed-use building
- 3,500 ± sq. ft. of unique first floor retail space for lease
- Standout brick building featuring distinct, timeless architecture on a corner lot in Buffalo
- Large outdoor area perfect for a patio or beer garden
- Signalized location at the corner of Connecticut Street and Plymouth Avenue
- Located right next to D'Youville University in the heart of the up-and-coming section of Buffalo's West Side
- Minutes from Buffalo's Central Business District, Peace Bridge, and I-190
- Ideal for: brewery/distillery/taproom, restaurant/bar, café/Breakfast spot, professional office users, and a market/small grocery store

Demographics	1 Mile	3 Miles	5 Miles
Population	35,367	122,427	287,085
Average H.H. Income	\$65,627	\$67,895	\$67,033

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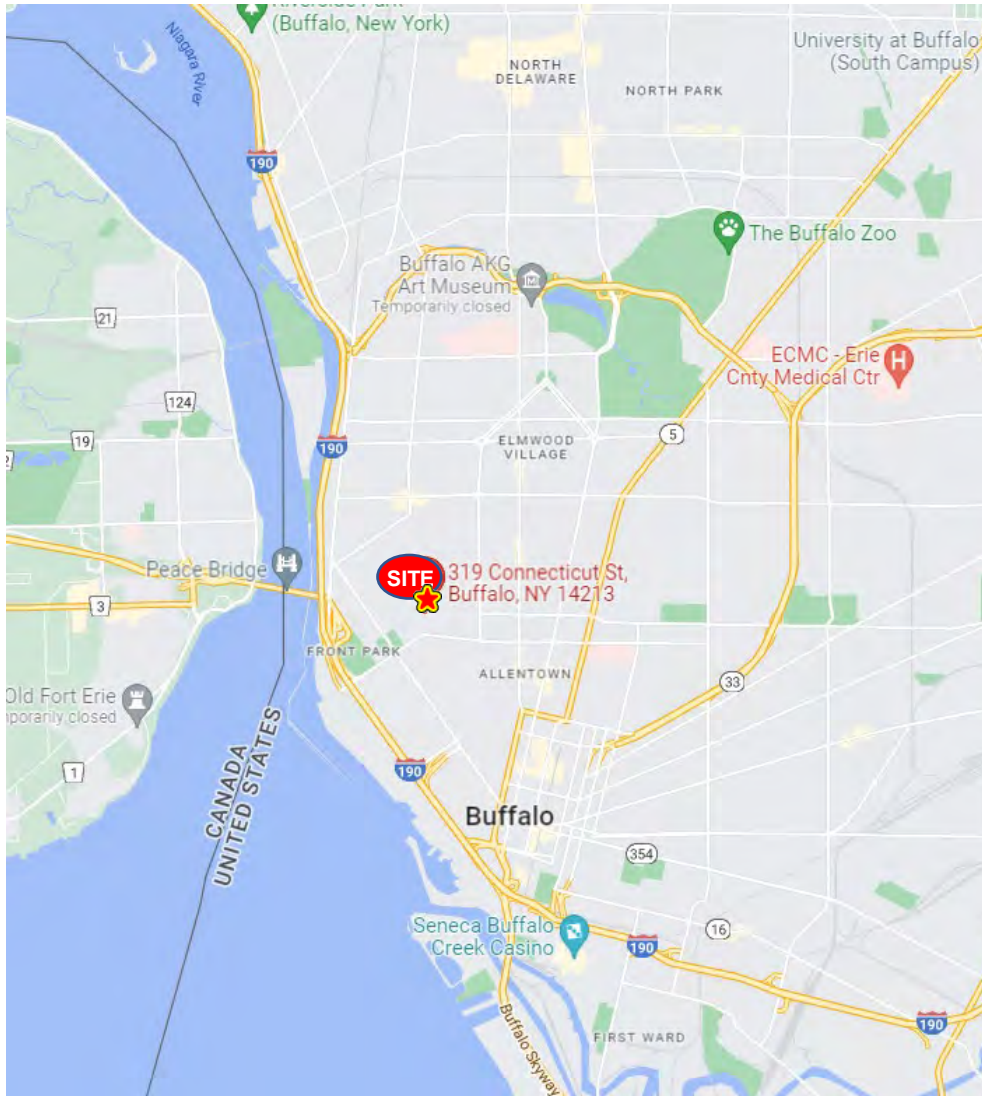
Unique First Floor Retail Space Available



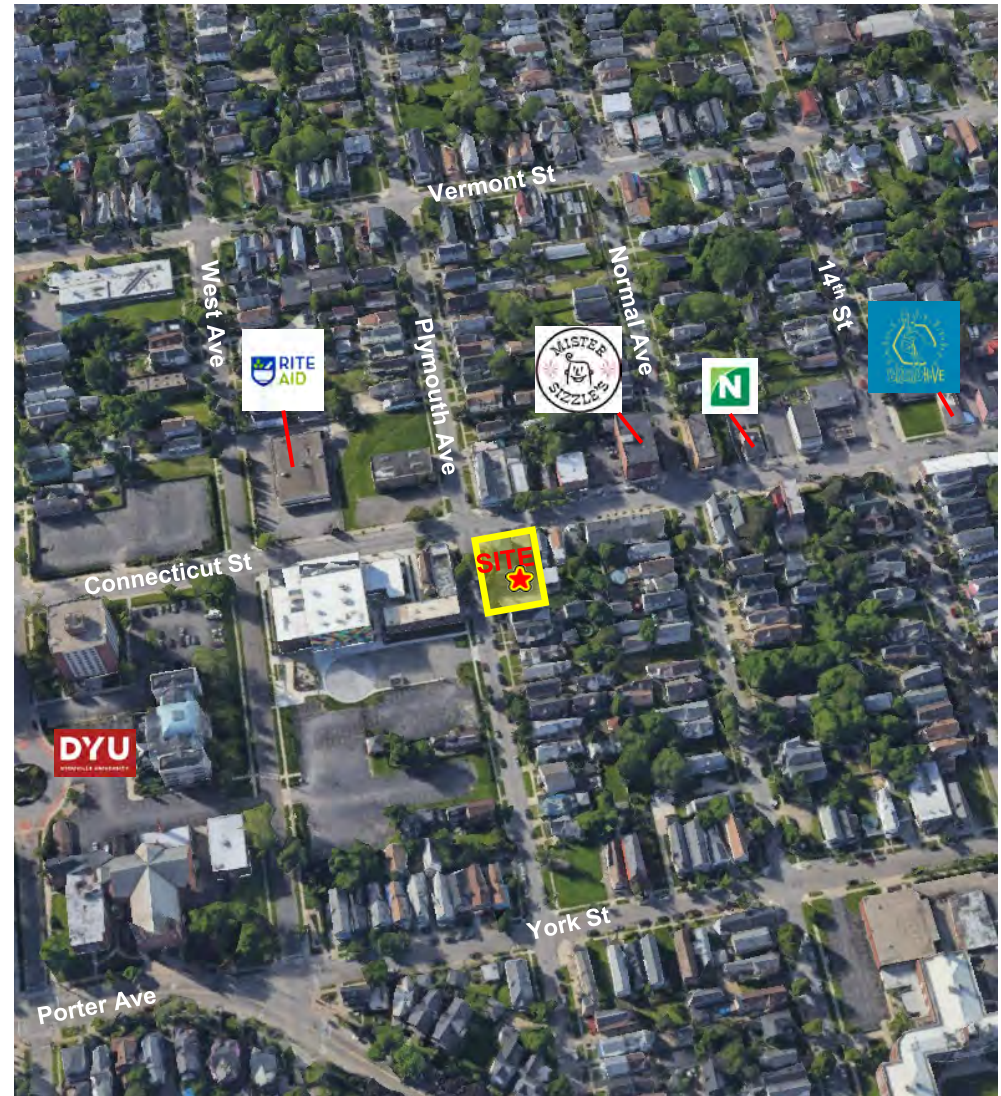
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Location Map



Aerial