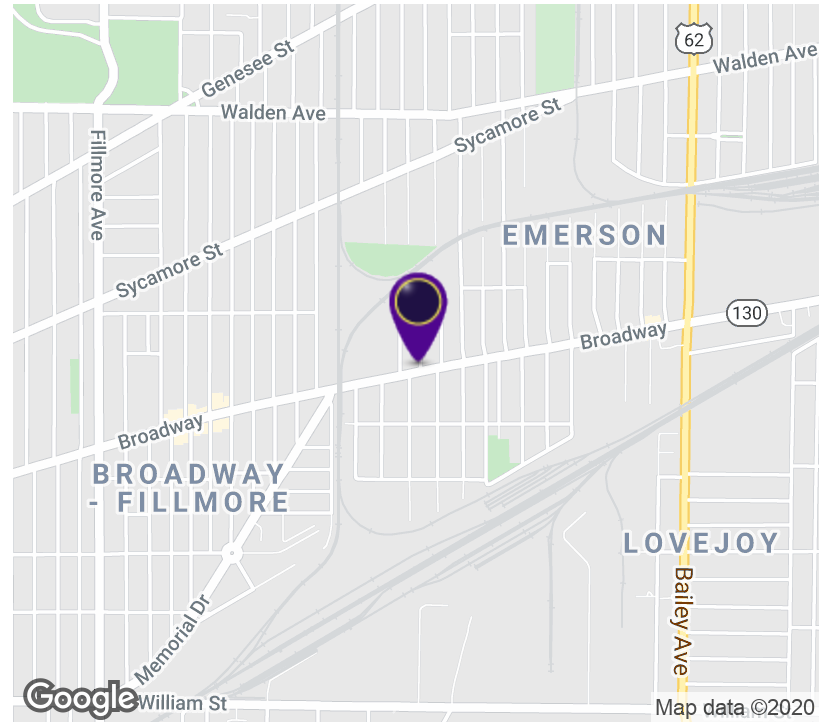


1334 Broadway Street

Buffalo, NY 14212



OFFERING SUMMARY

Sale Price:	\$399,000
Available SF:	8,352 SF
Lease Rate:	\$2,000.00 SF/yr (Gross)
Building Size:	8,352 SF
Price / SF:	\$47.77

PROPERTY OVERVIEW

Built in 1909, historic brick building for sale or lease. Building is in rough shape, but got a new roof in 2011. Owner spent \$40,000 on the new roof. Whole building for sale or lease as-is. Lot size is 34' x 108'. Owner has recently updated the roof, flooring, electrical, and more.

LOCATION OVERVIEW

Located at the Corner of of Broadway Street and Rommel Street.

PROPERTY HIGHLIGHTS

- Corner Lot Exposure
- Historic Building
- New Roof in 2011
- Lot Size is 34' x 108'

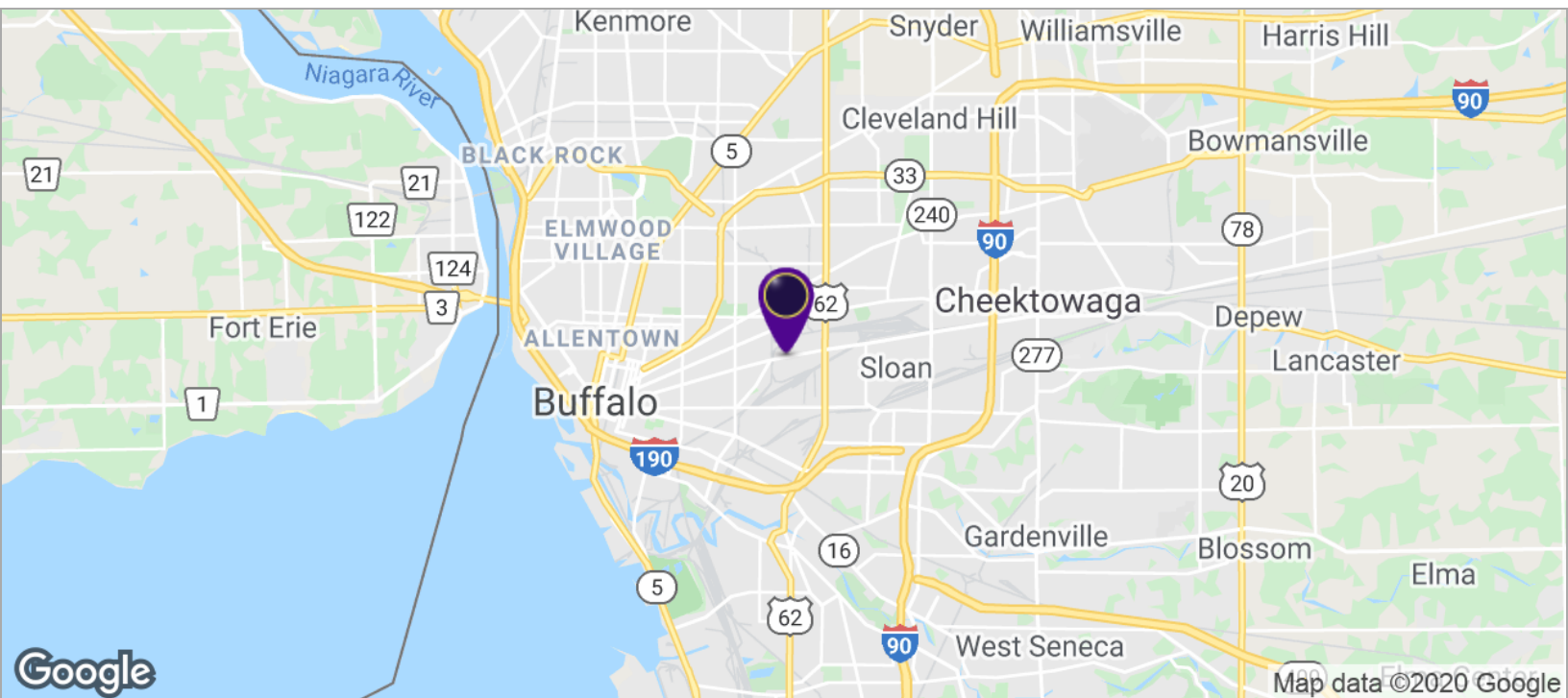
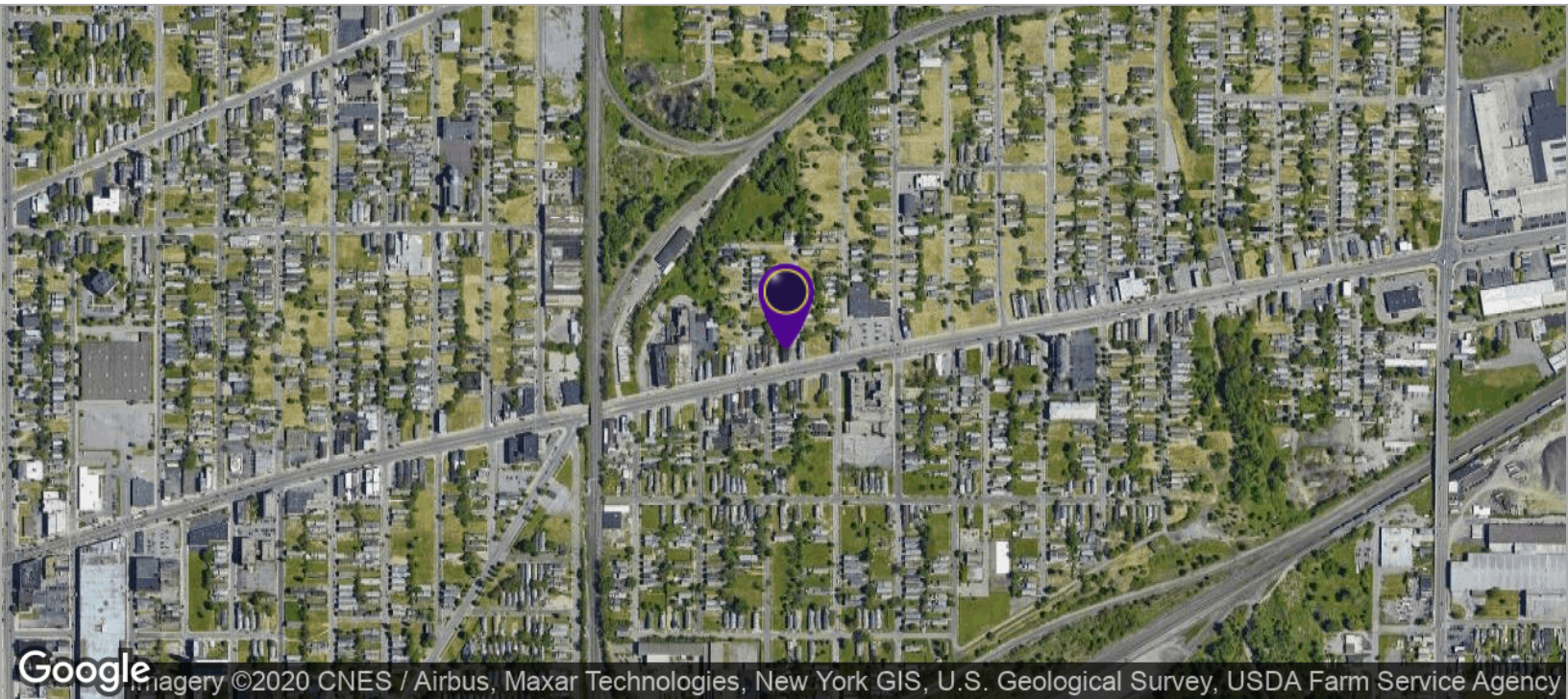


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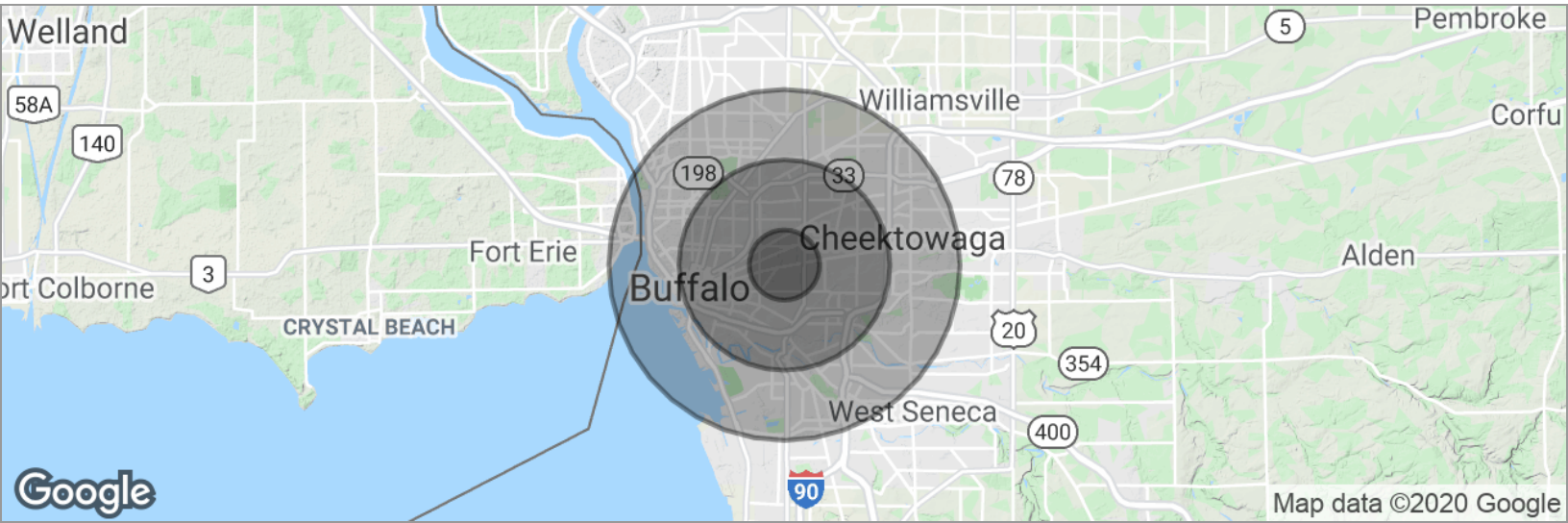


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,050	157,984	410,310
Median age	32.5	36.2	36.2
Median age (Male)	30.2	33.0	33.8
Median age (Female)	35.3	39.0	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,175	67,193	176,061
# of persons per HH	2.4	2.4	2.3
Average HH income	\$30,140	\$36,786	\$47,385
Average house value	\$37,389	\$80,801	\$123,086
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	3.7%	3.4%	6.5%
RACE (%)	1 MILE	3 MILES	5 MILES
White	33.0%	37.9%	57.9%
Black	55.1%	56.8%	34.1%
Asian	5.2%	1.3%	2.6%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.4%	0.5%	0.5%
Other	1.9%	1.4%	2.6%

* Demographic data derived from 2010 US Census



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