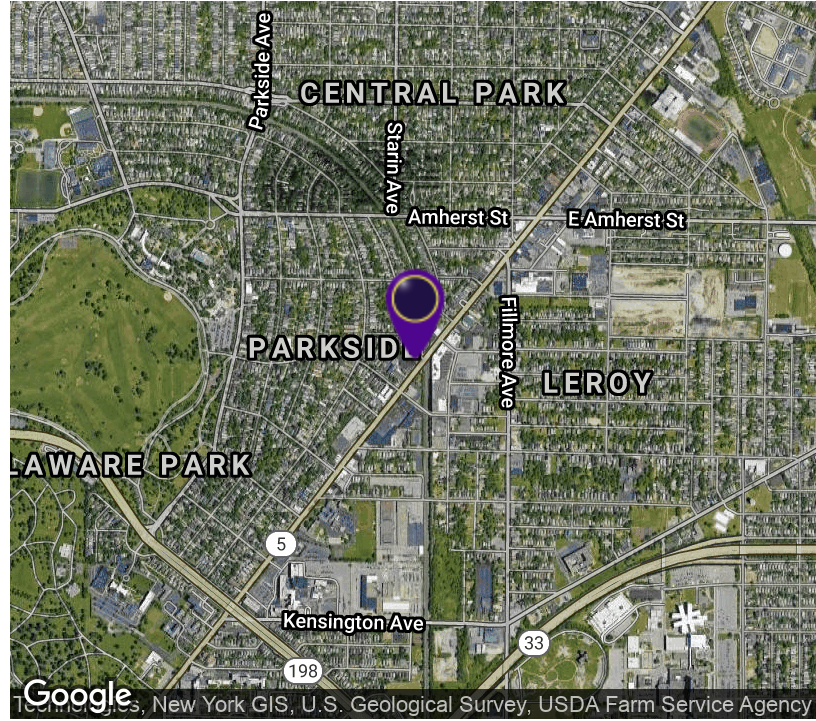


2460 Main Street

Buffalo, NY 14214



OFFERING SUMMARY

Available SF:	1,393 SF
Lease Rate:	\$1,600.00 per month (Gross)
Lot Size:	0 Acres
Year Built:	1900
Building Size:	1,393 SF

PROPERTY OVERVIEW

Available to lease. One unit in a three unit building. Prime Location in a high demand area. Neighboring space is occupied by Farmers Insurance offices. Tenant pays all utilities. Store Front windows, Security Gate, Private office space in the rear and Large common reception/store front. 1 bathroom. Currently being renovated.

LOCATION OVERVIEW

Centrally located on Main Street across from The Tri Main Building. Just a few blocks from the Buffalo Zoo, Frank Lloyd Wrights Martin House and Delaware Park. Main Street between Amherst Street and Jewett Parkway. Next to Insurance offices.

PROPERTY HIGHLIGHTS

- Front Room Reception or Store Front
- 3 Additional Rooms in the Rear with 1 Restroom
- Renovations Currently Underway

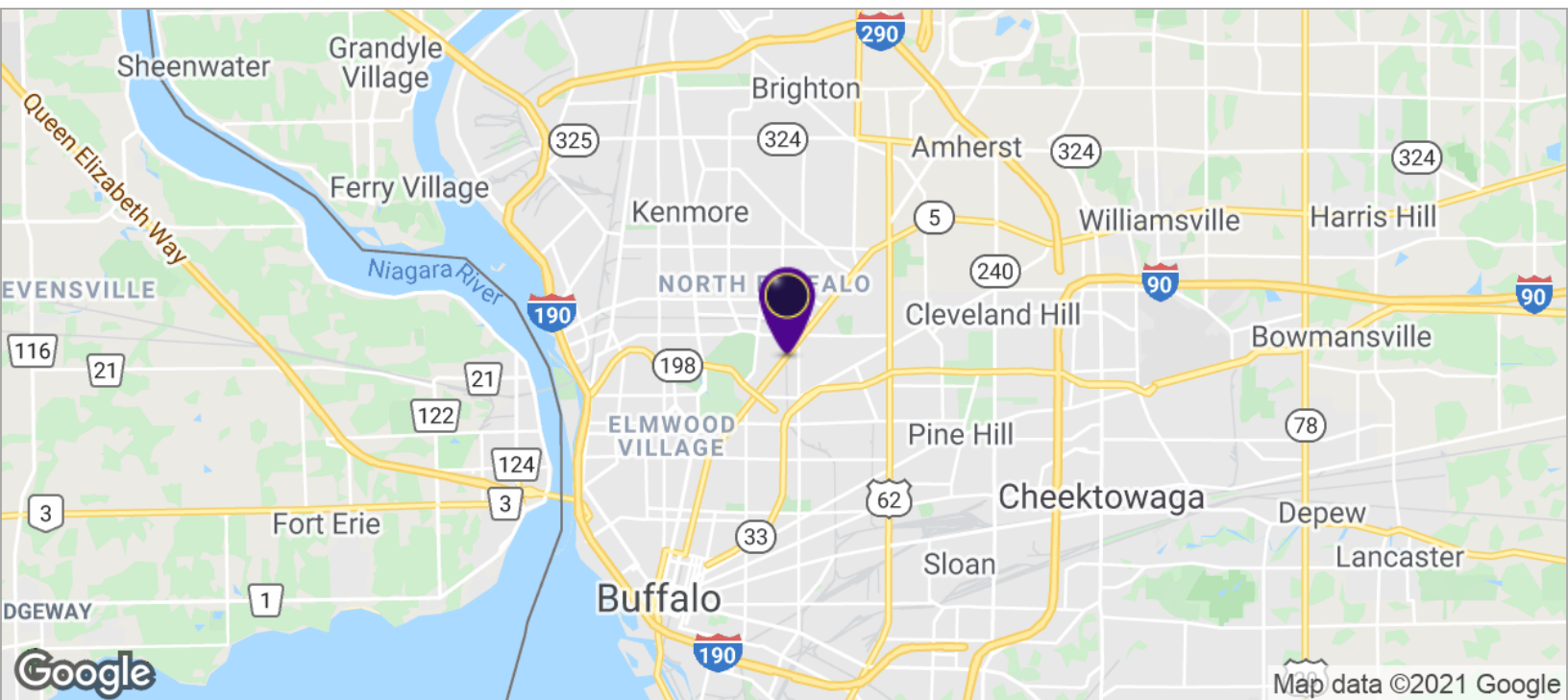
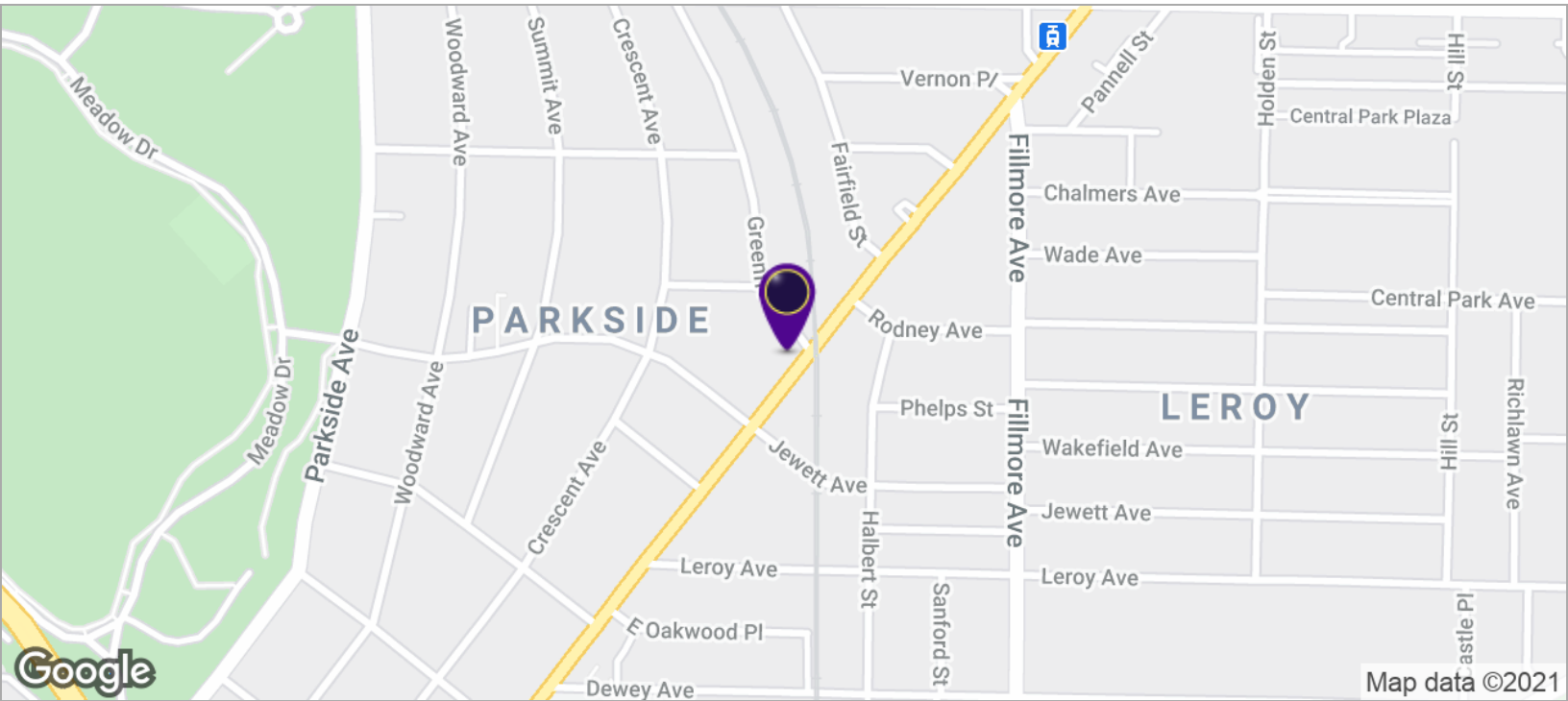


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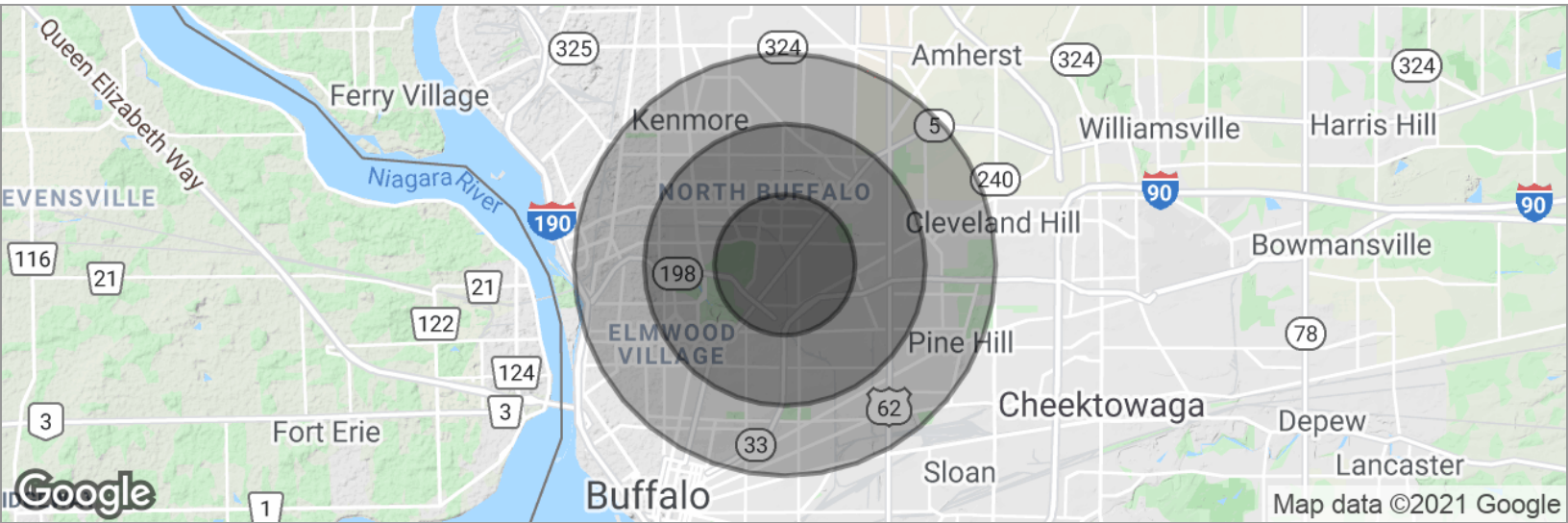


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POPULATION

	1 MILE	2 MILES	3 MILES
Total population	21,748	95,424	219,303
Median age	34.4	35.9	35.4
Median age (Male)	33.3	33.4	32.7
Median age (Female)	35.0	38.1	37.9

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	9,002	40,692	92,673
# of persons per HH	2.4	2.3	2.4
Average HH income	\$59,583	\$53,286	\$50,921
Average house value	\$173,305	\$151,359	\$140,701

** Demographic data derived from 2010 US Census*



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