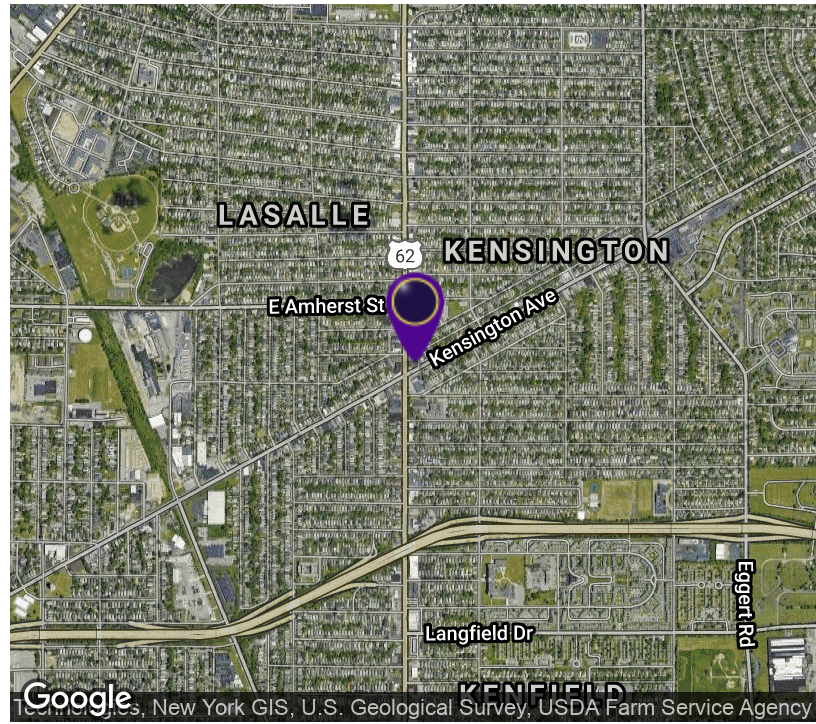


# 3065 Bailey Avenue

Buffalo, NY 14215



## OFFERING SUMMARY

Available SF: 1,500 - 2,500 SF

Lease Rate: \$1,450 / \$2,250 per month (Gross)

Lot Size: 0 Acres

Year Built: 1950

Building Size: 10,320 SF

Zoning: Commercial

## PROPERTY OVERVIEW

Two First Floor Spaces are currently available. 1,500 square feet and 2,500 square feet. Former corner bank branch. Two stories. Approximately 5,130 sq. ft. on first level. Retail and Office space. Offices are on second floor, which recently underwent \$15,000 in renovations and full basement that is very clean. Also on the second floor is another 1,200 square foot space available for lease, tenant pays utilities. Great architecture with a billboard on the roof, Owner will consider dividing.

## LOCATION OVERVIEW

Corner of Bailey Ave. & Kensington. Close proximity to Rt. 33 Kensington Expressway. Very busy corner location in neighborhood business section.

## PROPERTY HIGHLIGHTS

- Traffic signal access
- Close proximity to NYS Thruway I-90 and route
- 33 Kensington Expressway
- Retail / Office Space
- Excellent Visibility
- Priced Reasonably Available Immediately



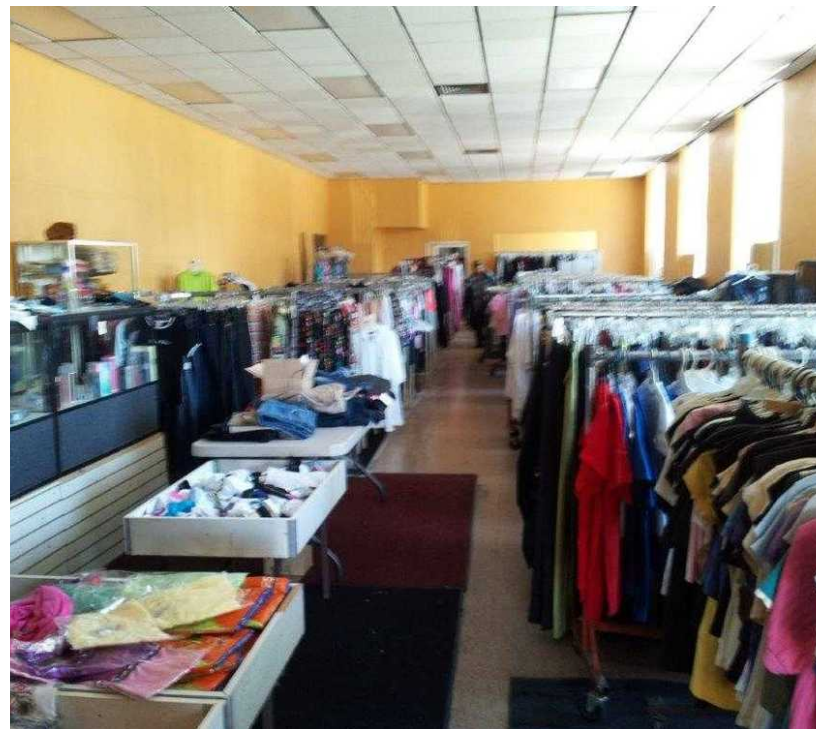
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ADDITIONAL PHOTOS

# 3065 Bailey Avenue

Buffalo, NY 14215

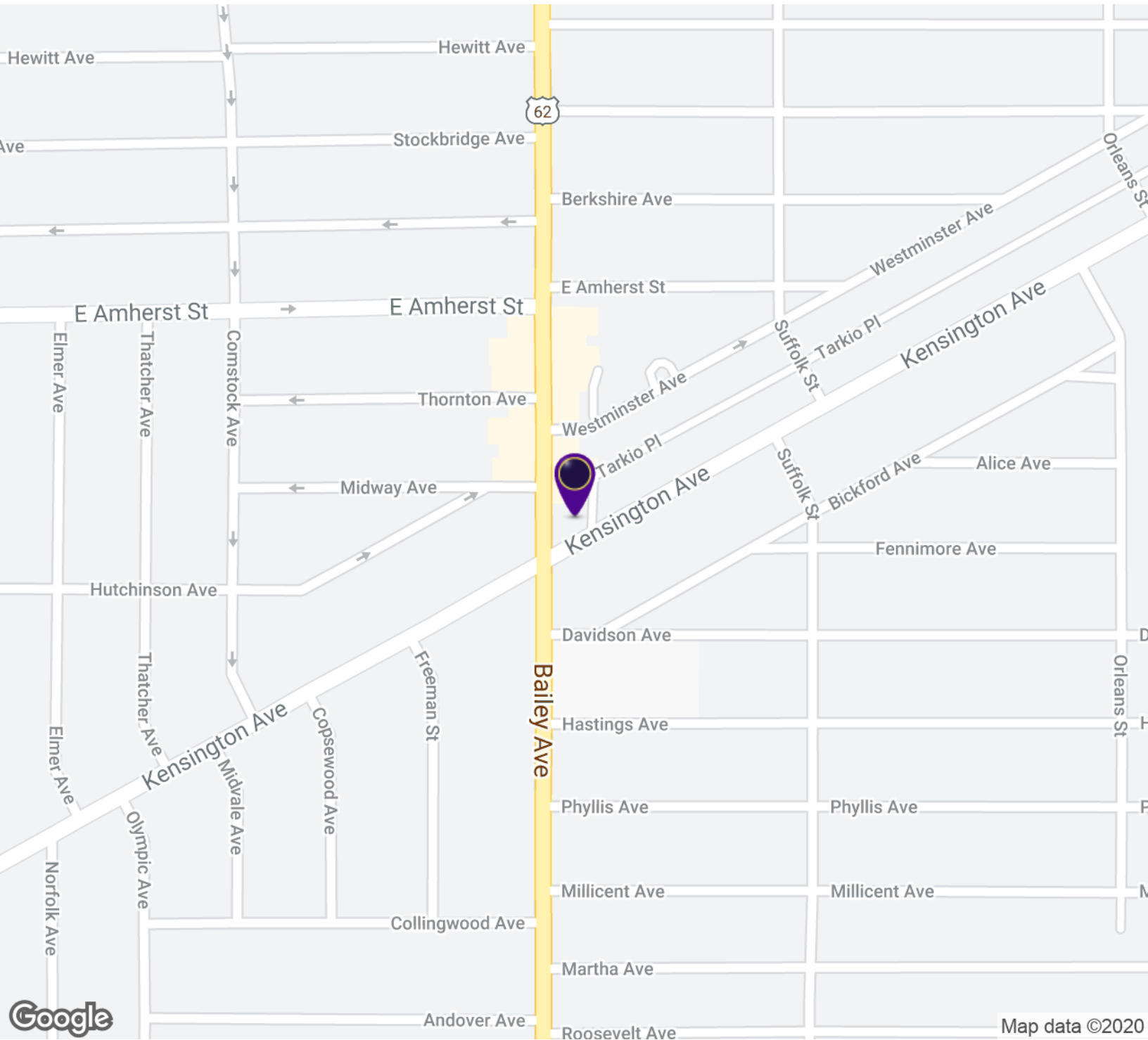


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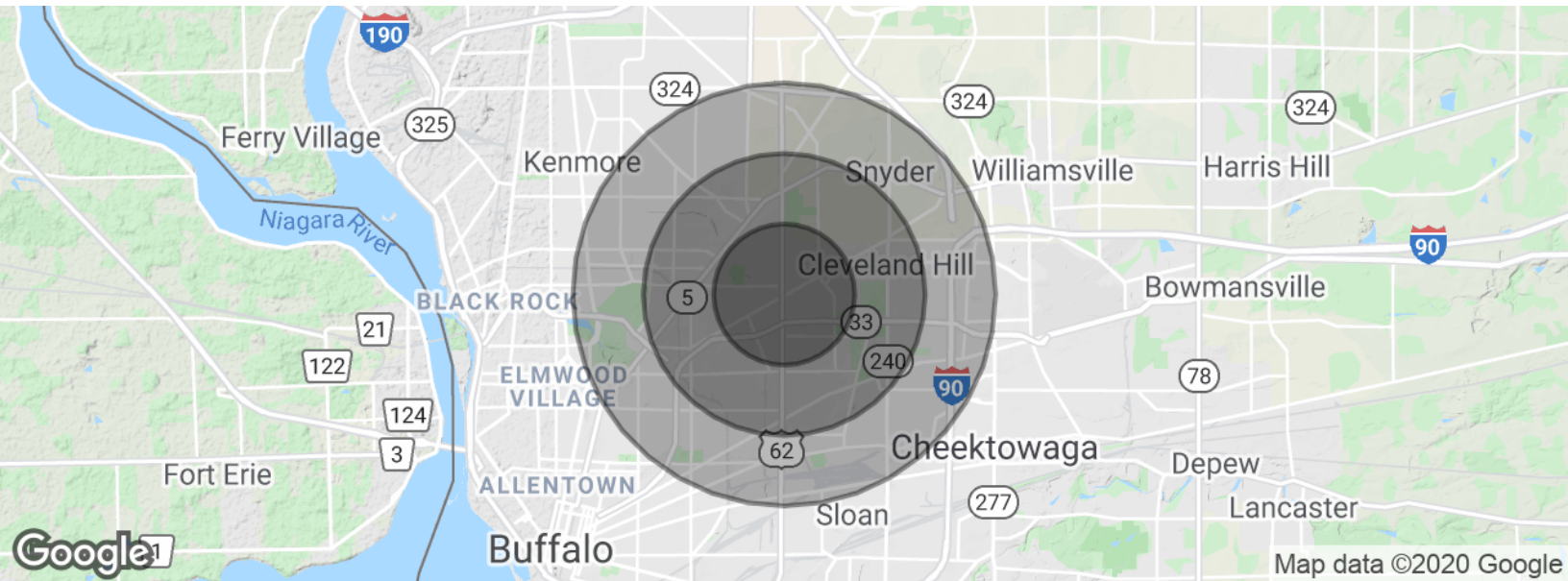


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POPULATION	1 MILE	2 MILES	3 MILES
Total population	32,433	92,587	188,921
Median age	31.2	32.5	34.5
Median age (Male)	26.7	28.9	31.5
Median age (Female)	34.8	35.5	37.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	12,954	36,768	76,746
# of persons per HH	2.5	2.5	2.5
Average HH income	\$40,531	\$47,317	\$51,334
Average house value	\$86,550	\$100,168	\$111,441

\* Demographic data derived from 2010 US Census



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