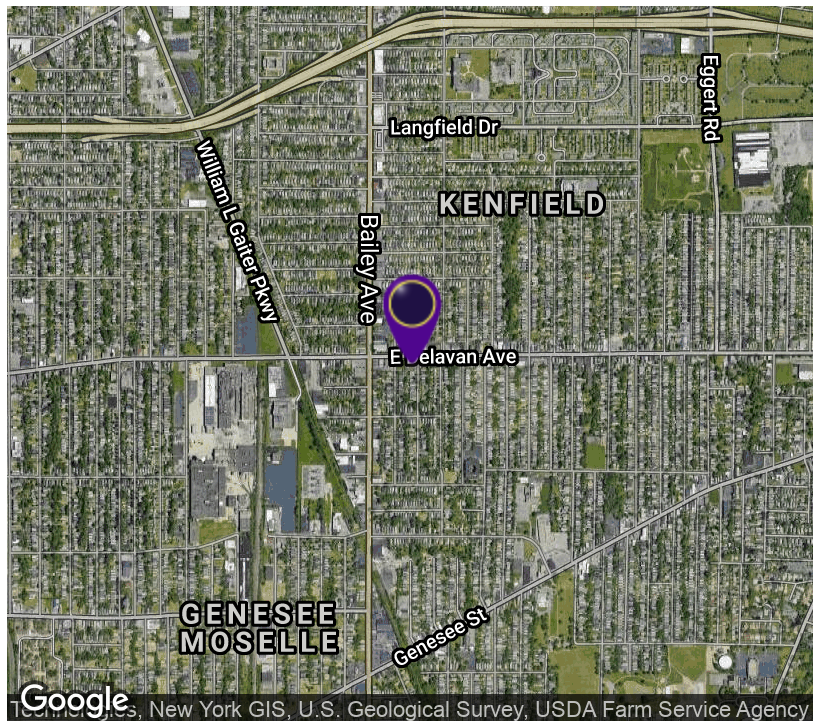


# 1219 E. Delavan Avenue

Buffalo, NY 14215



## OFFERING SUMMARY

Available SF:	2,000 SF
Lease Rate:	\$2,000.00 SF/yr (Gross)
Lot Size:	0.3 Acres
Year Built:	1965
Building Size:	2,000 SF
Zoning:	Commercial

## PROPERTY OVERVIEW

Freestanding building available for lease. The building sits on 0.3+/- acres with additional 0.23+/- acres located to the west included in the lease price. It could be used for additional parking if needed. Easily accessible with excellent visibility. Close proximity to all major highways as well as access to Downtown Buffalo. Owner will turn space into a vanilla box for new tenant. For additional Information call Rick Recckio 716-998-4422

## LOCATION OVERVIEW

Located near the intersection of Bailey & East Delavan Avenue. Close proximity to Downtown Buffalo as well as the Kensington Expressway Route 33. Minutes from the Buffalo-Niagara International Airport, Walden Galleria shopping mecca, and the New York State Thruway I-90.

## PROPERTY HIGHLIGHTS

- Excellent Location
- High Visibility
- Ample Parking



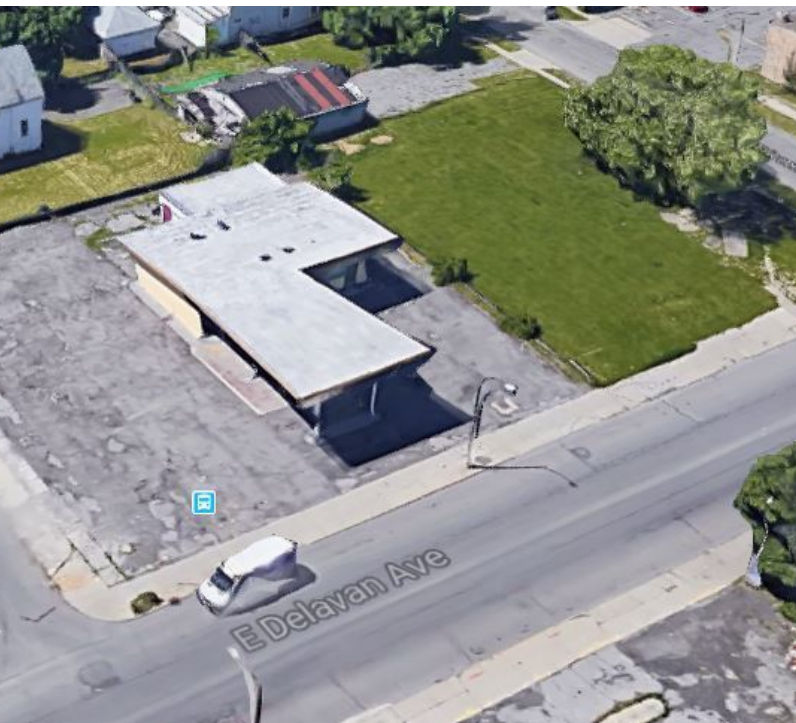
**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

ADDITIONAL PHOTOS

# 1219 E. Delavan Avenue

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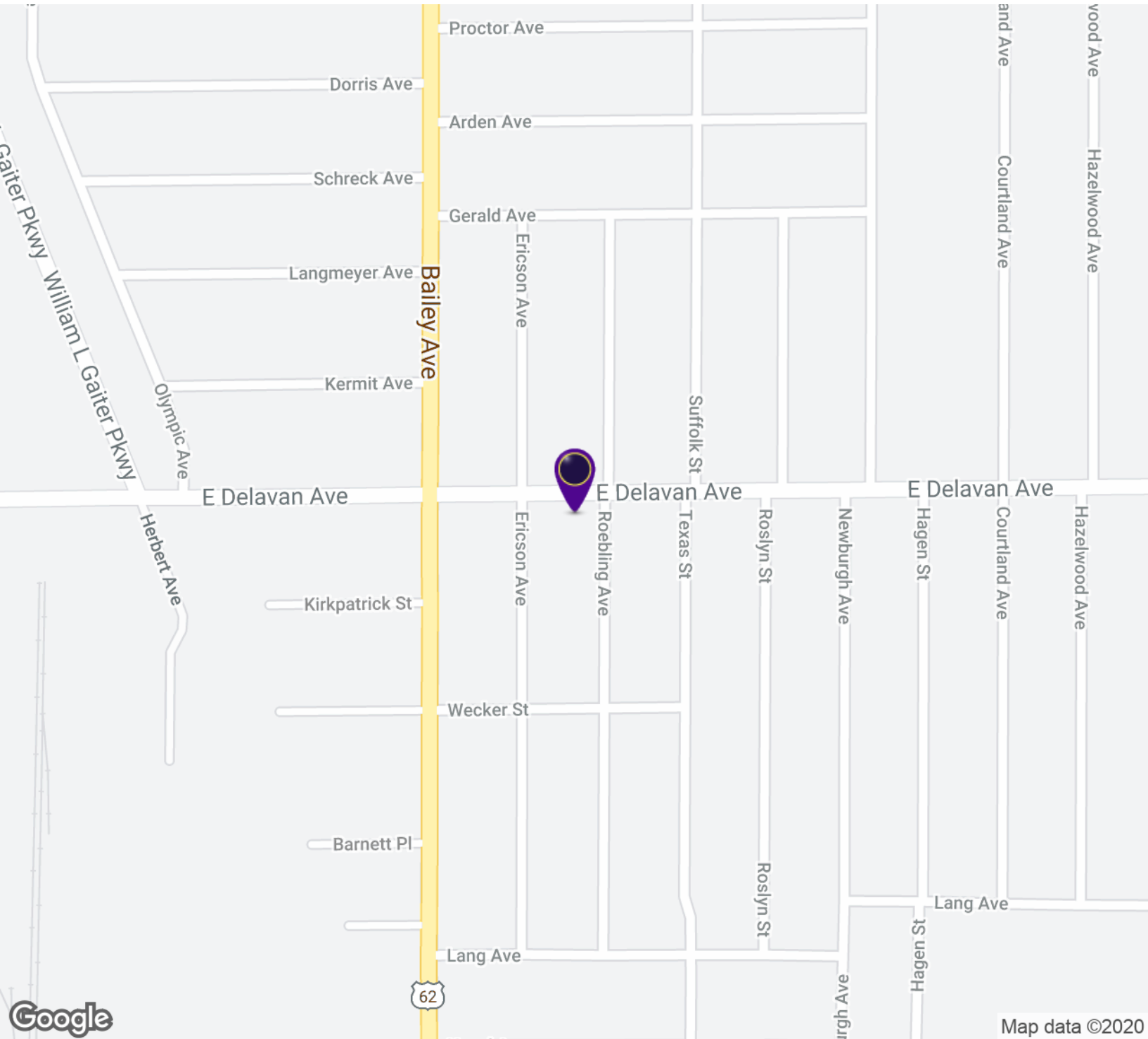


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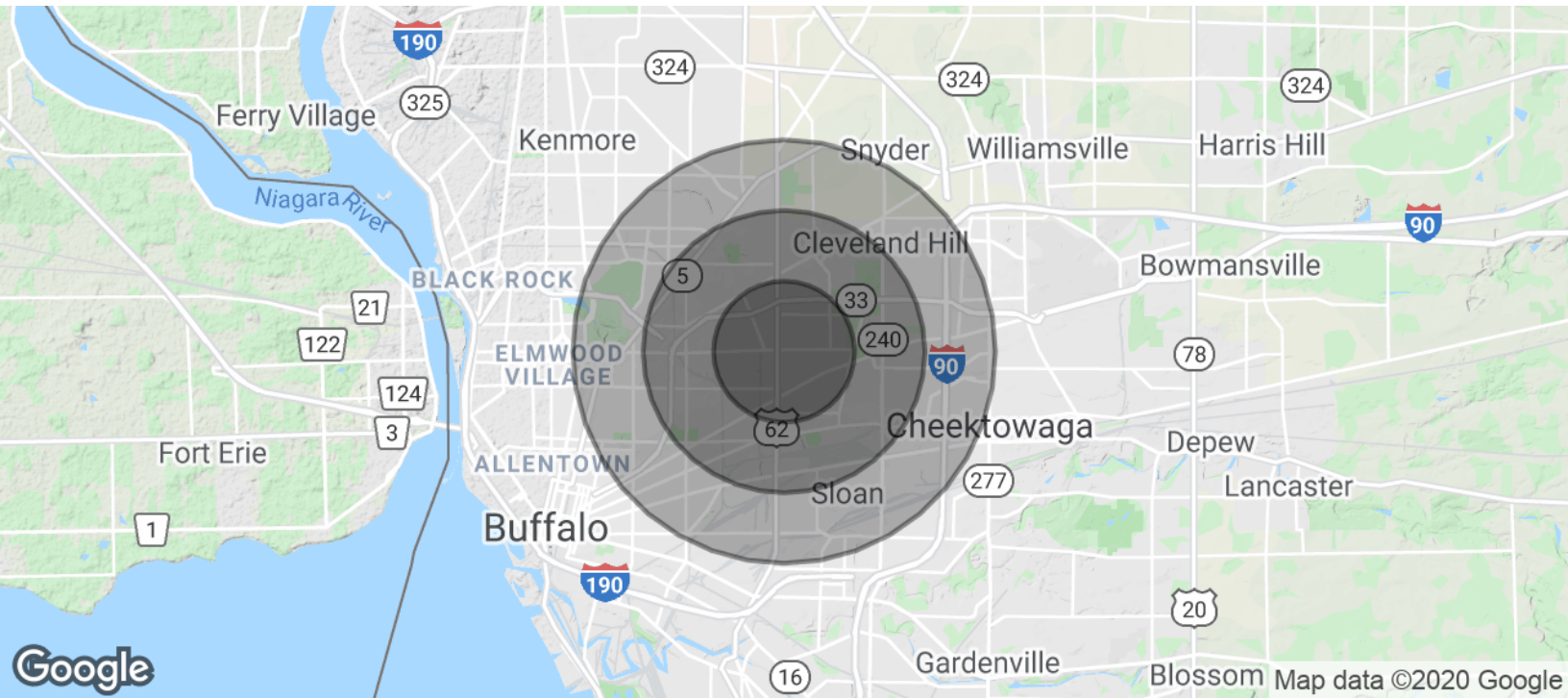


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	28,764	91,614	179,678
Average age	31.4	32.3	34.4
Average age (Male)	26.2	28.2	31.0
Average age (Female)	34.4	35.8	37.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	11,465	36,652	73,209
# of persons per HH	2.5	2.5	2.5
Average HH income	\$35,244	\$39,008	\$45,068
Average house value	\$72,191	\$83,747	\$94,879

\* Demographic data derived from 2010 US Census



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