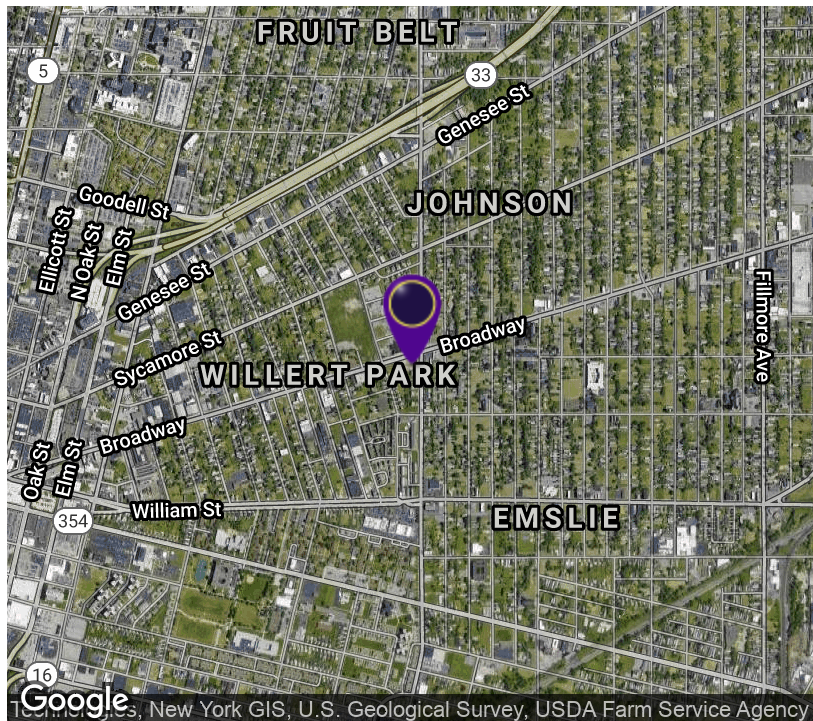


525 Broadway

Buffalo, NY 14204



OFFERING SUMMARY

| | |
|----------------|---------------------|
| Available SF: | 760 SF |
| Lease Rate: | \$25.00 SF/yr (NNN) |
| Lot Size: | 1.0 Acres |
| Year Built: | 2018 |
| Building Size: | 760 SF |
| Zoning: | Commercial |

PROPERTY OVERVIEW

Restaurant with a drive-thru window. Space is ideal for coffee shops, restaurant or any type of retail use. At the end cap of a recently built convenient store with gas islands completed in December 2018 from the ground up. The Broadway and Jefferson Avenue intersection has approximately 16,500 +/- cars daily with excellent exposure having traffic signal access.

LOCATION OVERVIEW

Located on the corner of Broadway and Jefferson Avenue. This property is located within minutes of Downtown Buffalo, Kensington Expressway Route 33, and New York State Thruway I-90.

PROPERTY HIGHLIGHTS

- Corner Location
- Traffic Signal Access
- End Cap
- Drive-Thru
- Minutes from Downtown Buffalo
- New Construction in 2018



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ADDITIONAL PHOTOS

525 Broadway

Buffalo, NY 14204

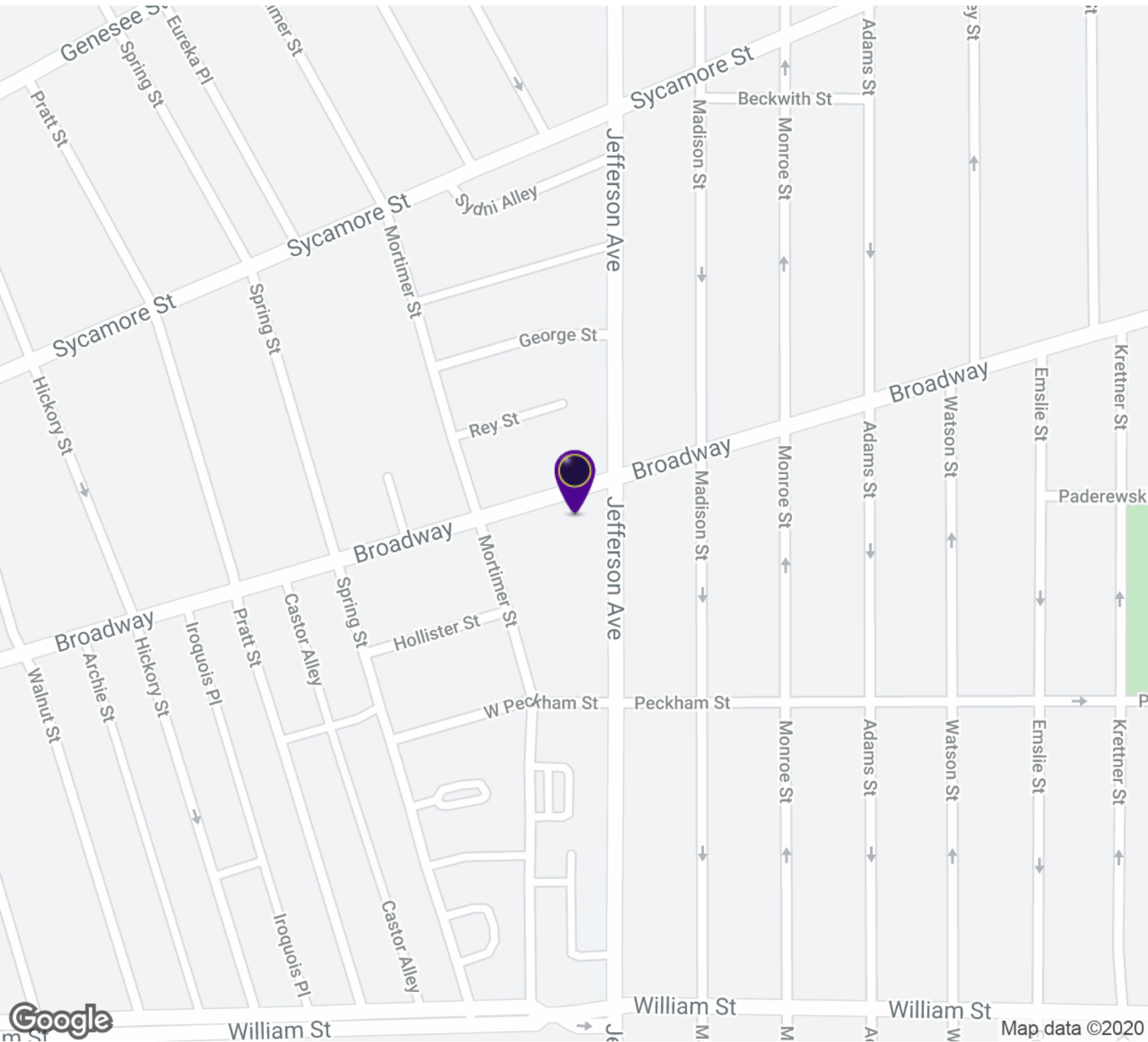


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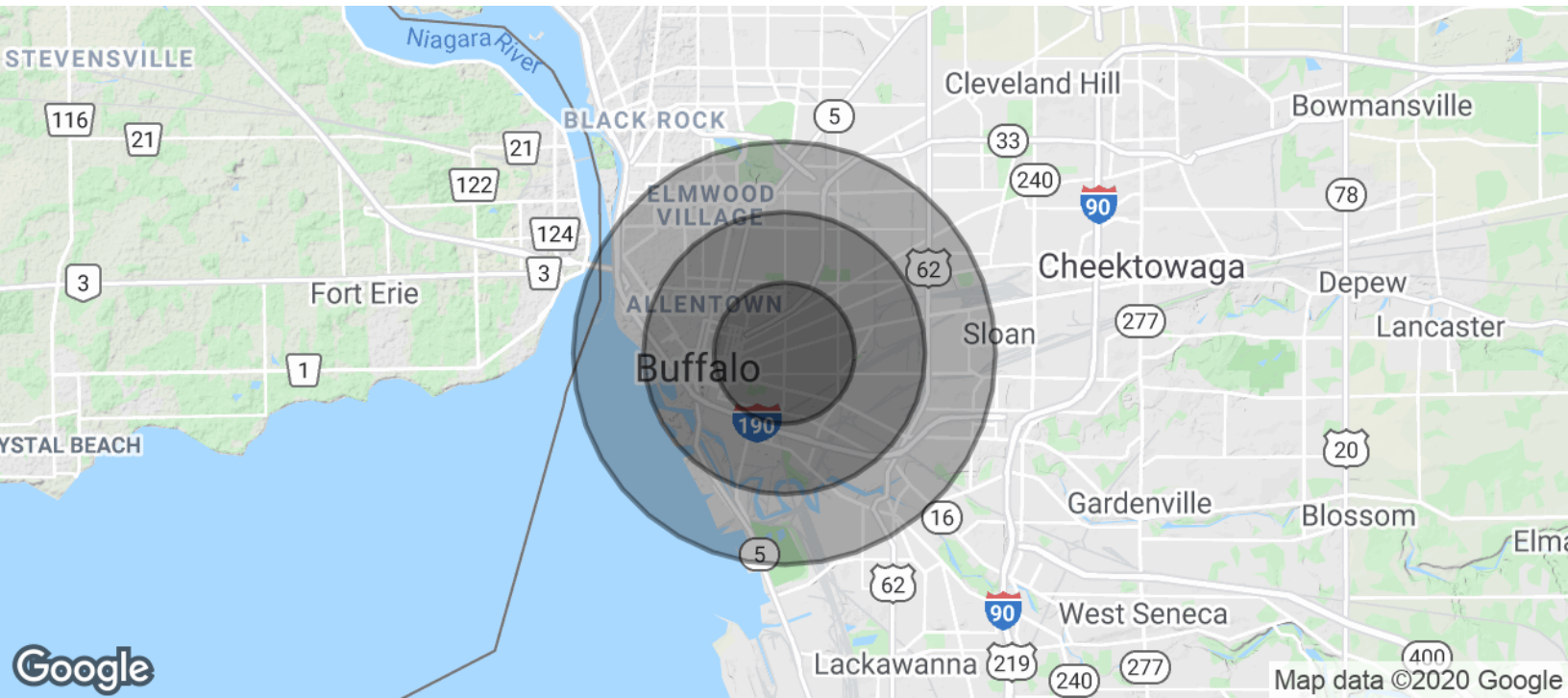


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525 Broadway

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| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 15,964 | 61,486 | 142,553 |
| Average age | 38.0 | 36.6 | 35.9 |
| Average age (Male) | 36.1 | 34.4 | 33.5 |
| Average age (Female) | 40.0 | 39.2 | 38.2 |
| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
| Total households | 7,535 | 29,385 | 64,184 |
| # of persons per HH | 2.1 | 2.1 | 2.2 |
| Average HH income | \$29,420 | \$34,509 | \$40,021 |
| Average house value | \$109,104 | \$109,853 | \$152,722 |

* Demographic data derived from 2010 US Census



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