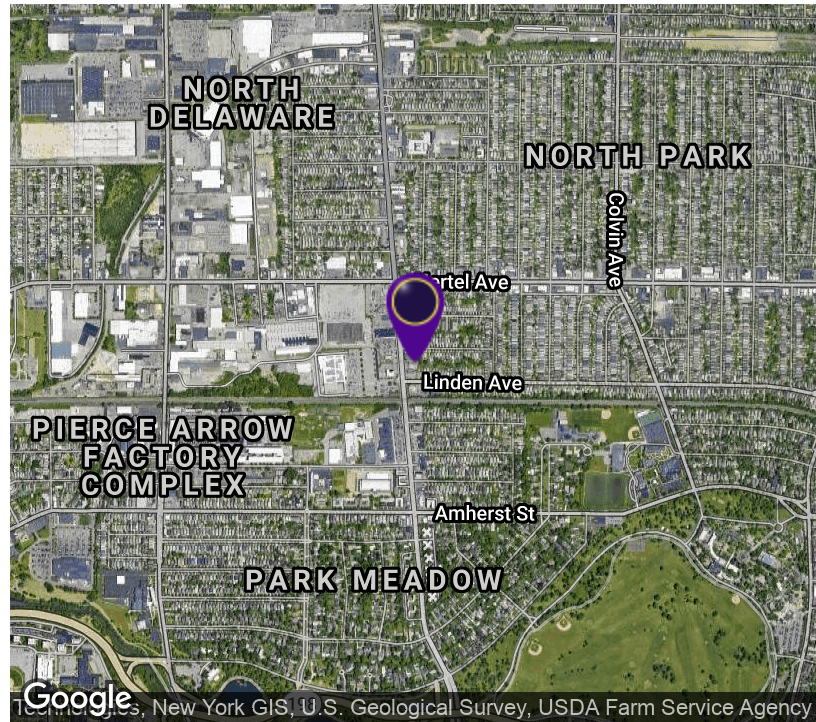


2245 Delaware Avenue

Buffalo, NY 14216



OFFERING SUMMARY

Available SF:	7,390 SF
Lease Rate:	\$12.00 SF/yr (Gross)
Lot Size:	0.36 Acres
Year Built:	1950
Building Size:	7,390 SF
Renovated:	1988
Zoning:	Commercial

PROPERTY OVERVIEW

Highly visible freestanding retail building available for lease. 7,390 Sq. Ft. on a .36 Acre lot. Surface lot parking on site. Zoned C2. 103' frontage on Delaware Avenue. Located south of Linden Avenue and north of Hertel Avenue. Excellent site for neighborhood service related entities. Formerly True Value hardware store with strong 28 year history. Built in 1950 / renovated in 1988. Building currently undergoing extensive interior refurbishments. Signage available on building and pole. Property can be subdivided to accommodate two tenants.

LOCATION OVERVIEW

Located on Delaware avenue in Buffalo, NY. Area retailers include: Kohl's, Big Lots, Marshalls, Petco, and Kmart.

PROPERTY HIGHLIGHTS

- Lots of Big Name Retailers Nearby
- Highly Visible
- Great for Neighborhood Service
- Signage Available Too

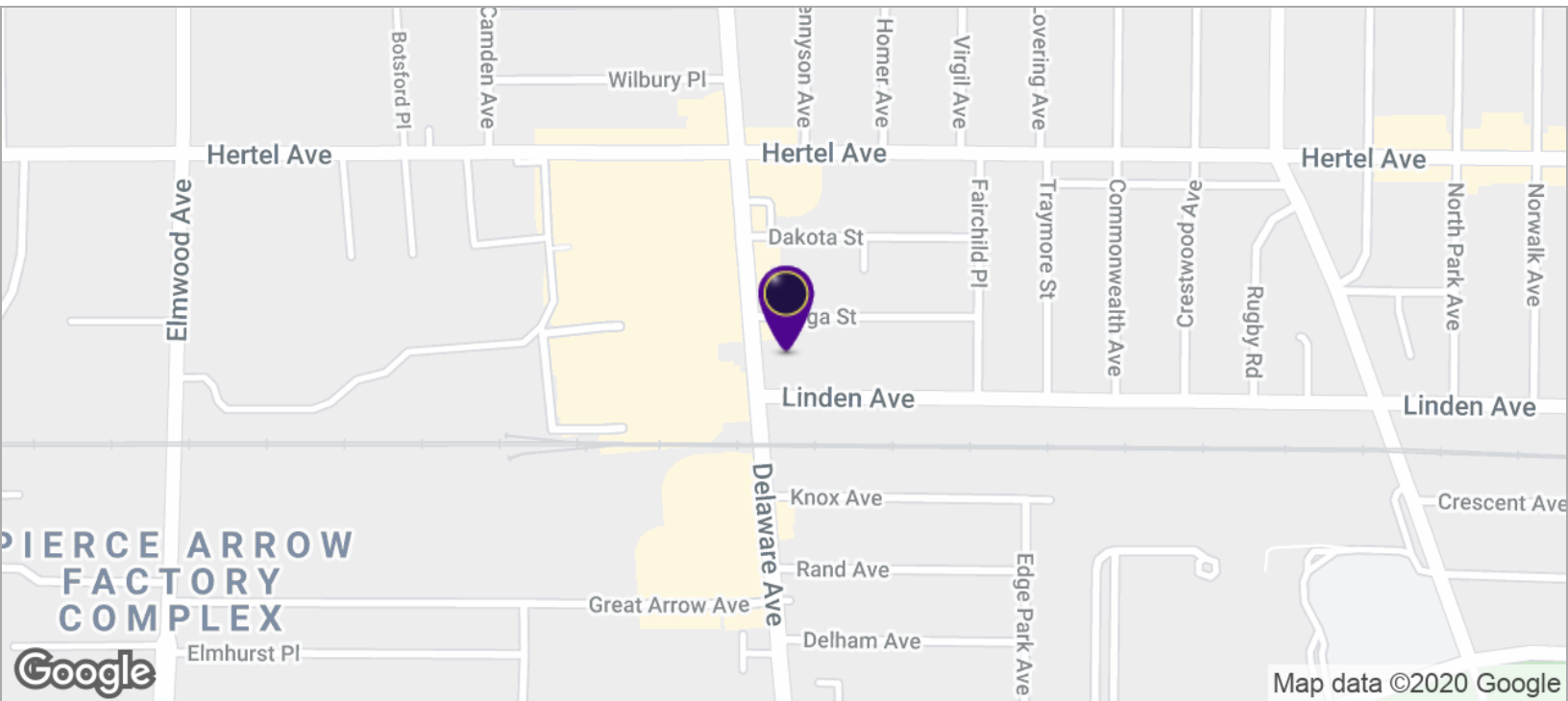


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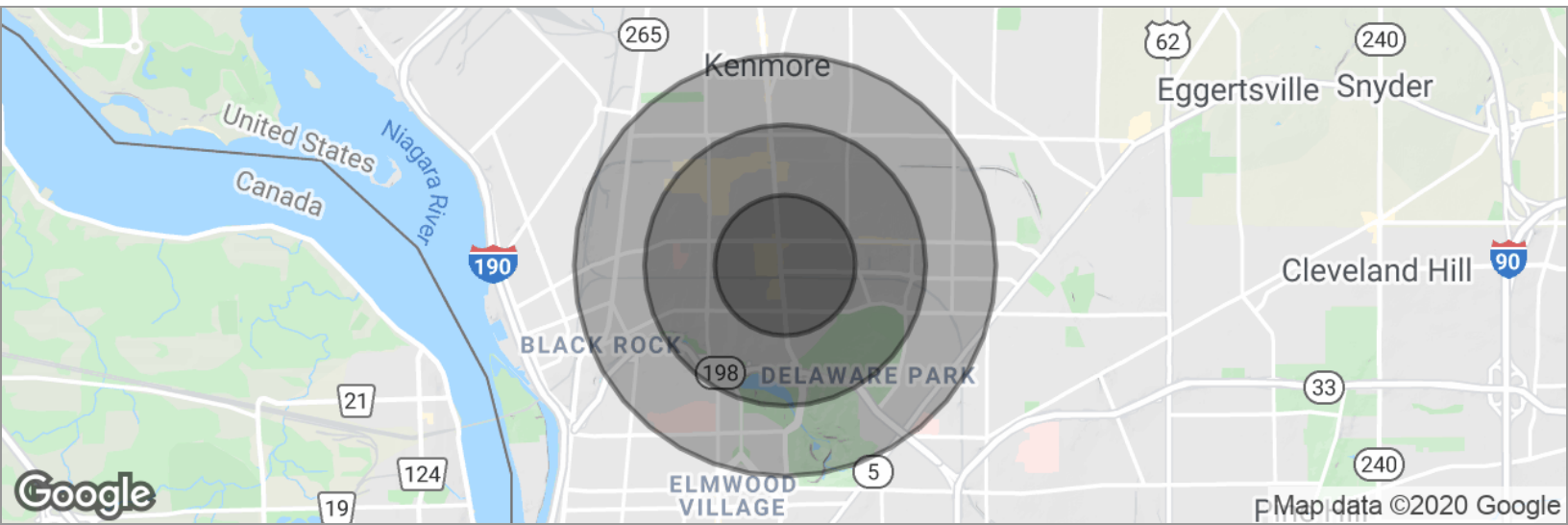
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	5,858	21,479	50,228
Median age	36.8	36.7	36.1
Median age (Male)	36.4	36.3	35.1
Median age (Female)	38.5	38.3	37.5
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	2,813	10,276	21,913
# of persons per HH	2.1	2.1	2.3
Average HH income	\$64,957	\$62,918	\$62,663
Average house value	\$192,484	\$184,772	\$165,306

** Demographic data derived from 2010 US Census*