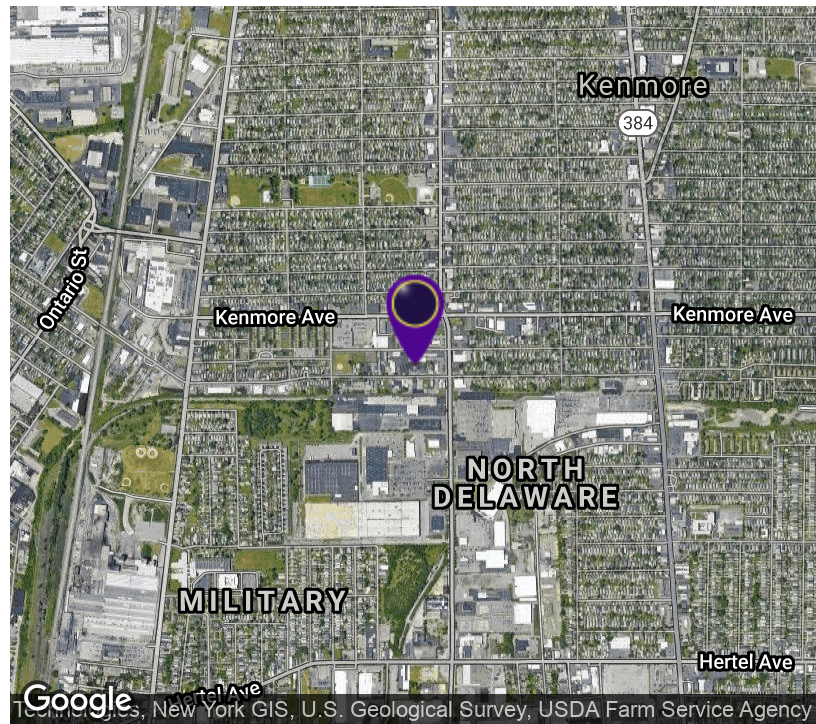
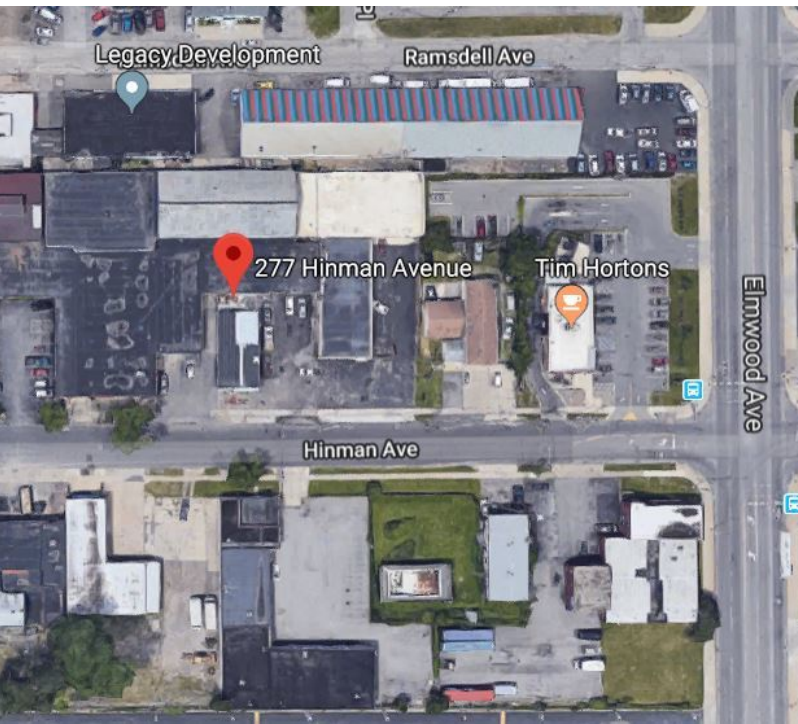


277 Hinman Ave

Buffalo, NY 14216



OFFERING SUMMARY

Available SF:	2,432 SF
Lease Rate:	Negotiable
Lot Size:	0.15 Acres
Year Built:	1925
Building Size:	2,432 SF
Zoning:	Commercial

PROPERTY OVERVIEW

Prime North Buffalo area office property with storage space for lease. 2,432 SF on a lot measuring 0.15 acres. Many area amenities including shopping, restaurants, banks, and service businesses located nearby. Short walk to NFTA bus line on Elmwood Avenue. Easy access to NYS Thruway I-90 and Route 33 Kensington Expressway. Ideal for: warehouse, distribution, dry storage, business requiring showroom, component. Building is currently being completely renovated inside and out.

LOCATION OVERVIEW

Short walk to NFTA bus line on Elmwood Avenue. Easy access to NYS Thruway I-90 and Route 33 Kensington Expressway.

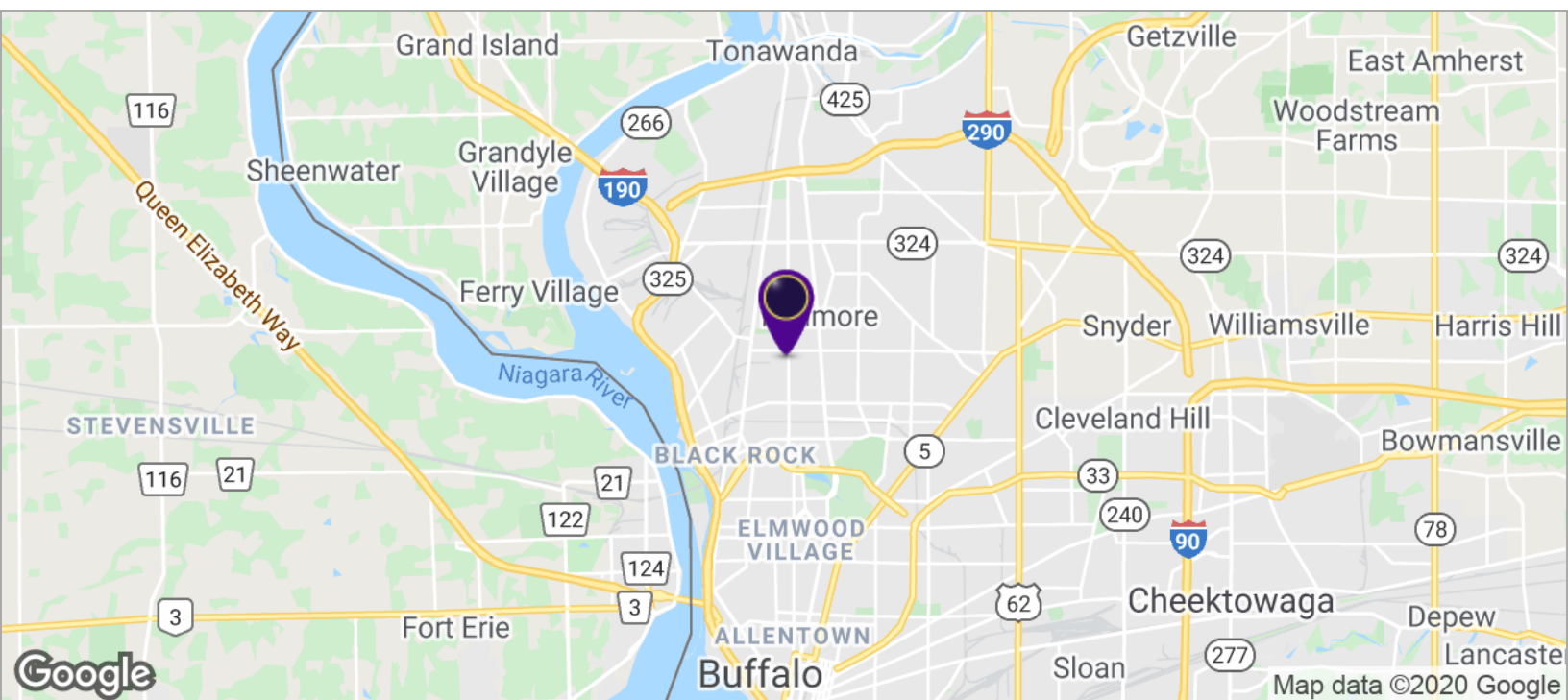
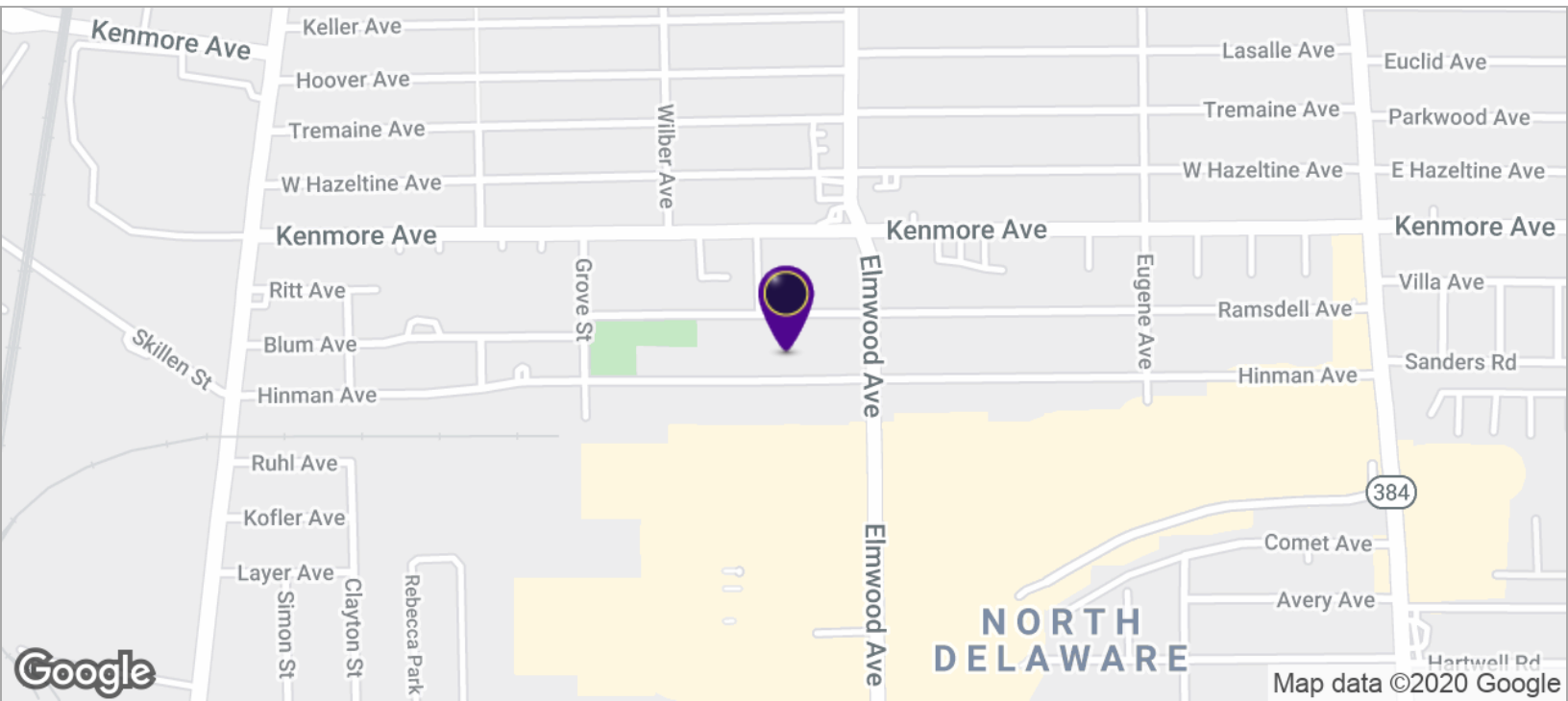
PROPERTY HIGHLIGHTS

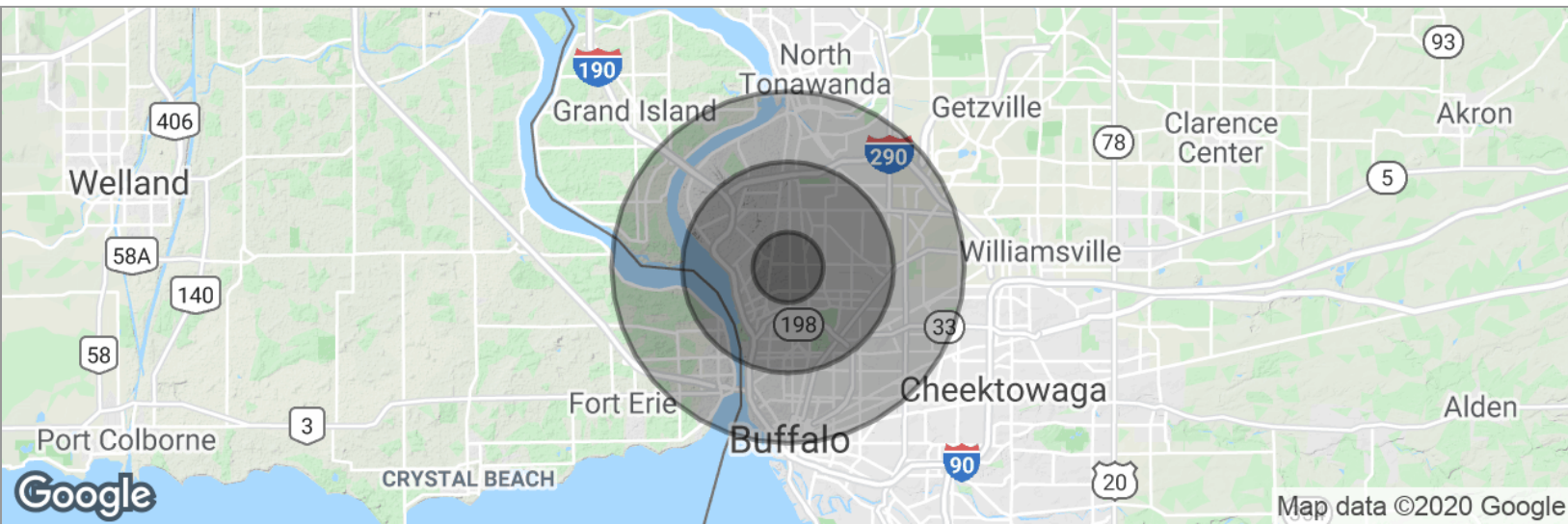
- Many Amenities: Shopping, Restaurants, Banks, and Service Businesses
- Close Proximity to the NFTA Bus Station
- Close to NYS Thruway, and the RT 33 Kensington Expressway



277 Hinman Ave

Buffalo, NY 14216





POPULATION	1 MILE	3 MILES	5 MILES
Total population	21,493	161,613	365,187
Median age	35.1	37.2	36.6
Median age (Male)	32.5	35.6	34.6
Median age (Female)	38.1	38.7	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	9,558	69,127	156,667
# of persons per HH	2.2	2.3	2.3
Average HH income	\$46,400	\$57,080	\$50,448
Average house value	\$93,397	\$150,414	\$135,767

* Demographic data derived from 2010 US Census