

# RETAIL PAD AVAILABLE

2222 Elmwood Ave  
Buffalo, NY 14216



## PROPERTY DESCRIPTION

Retail pad in the City of Buffalo, on Elmwood Avenue, adjacent to Wendy's. This is an opportunity for a ground lease or build to suit. There is great visibility to this site from Elmwood Avenue, which has traffic counts over 20,000 AADT.

## LOCATION DESCRIPTION

Located in the City of Buffalo, on Elmwood Avenue between Kenmore Ave and Ramsdell Ave. This site is one off the corner of Kenmore and Elmwood. Situated at the entrance to a large retail corridor, there are a large number of retailers in close proximity, including national retailers such as Target, Home Depot, ALDI, Tops, and LA Fitness.

## PROPERTY HIGHLIGHTS

- +/- 0.42 Acres
- 90' of Frontage on Elmwood Ave
- Between Wendy's and Village Motor Sales
- Available For Ground Lease or Build To Suit
- 3.1 Miles to Route 290
- 2.4 Miles to Route 190
- 2.4 Miles from Buffalo State College

## SPACES

## LEASE RATE

## SIZE (SF)

Available Land

Negotiable

18,295



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