

**FOR LEASE
OR SALE**

16,000 SF Former School Building
3218 Lake Shore Rd, Buffalo, NY 14219



PROPERTY HIGHLIGHTS

- Former School Building
- Space Available for Lease is a Former Gym/Dance Space
- Central Location on Main Road into Downtown
- Great Visibility
- Large parking lot
- Less than 10 minutes to Downtown
- High ceilings



DEMOGRAPHICS:

	<u>2- Miles</u>	<u>5-Miles</u>
Population:	18,946	116,873
Households:	8,129	50,942
Average HH Income:	\$61,664	\$75,295

Average Daily Traffic Count: 37,185 cars



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Richard Wadsworth

Real Estate Salesperson

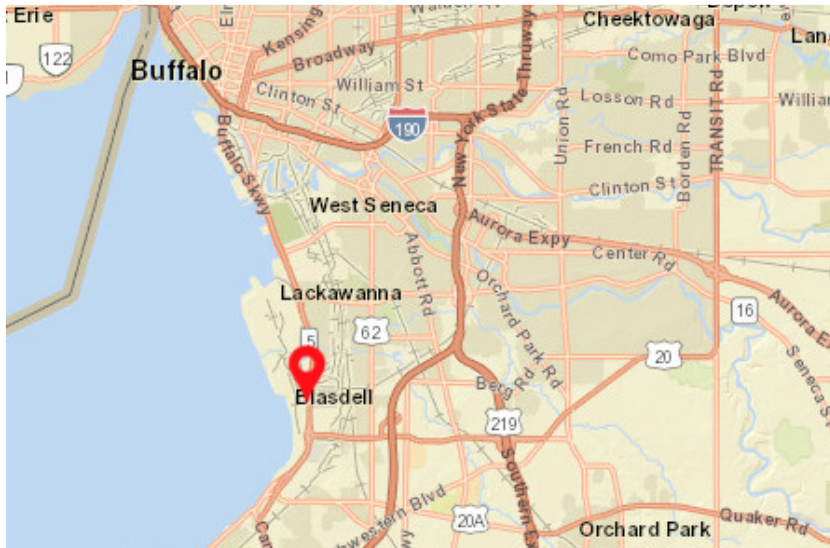
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HANNA
COMMERCIAL REAL ESTATE
344 Delaware Ave, Suite 200, Buffalo, NY 14202



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