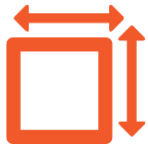
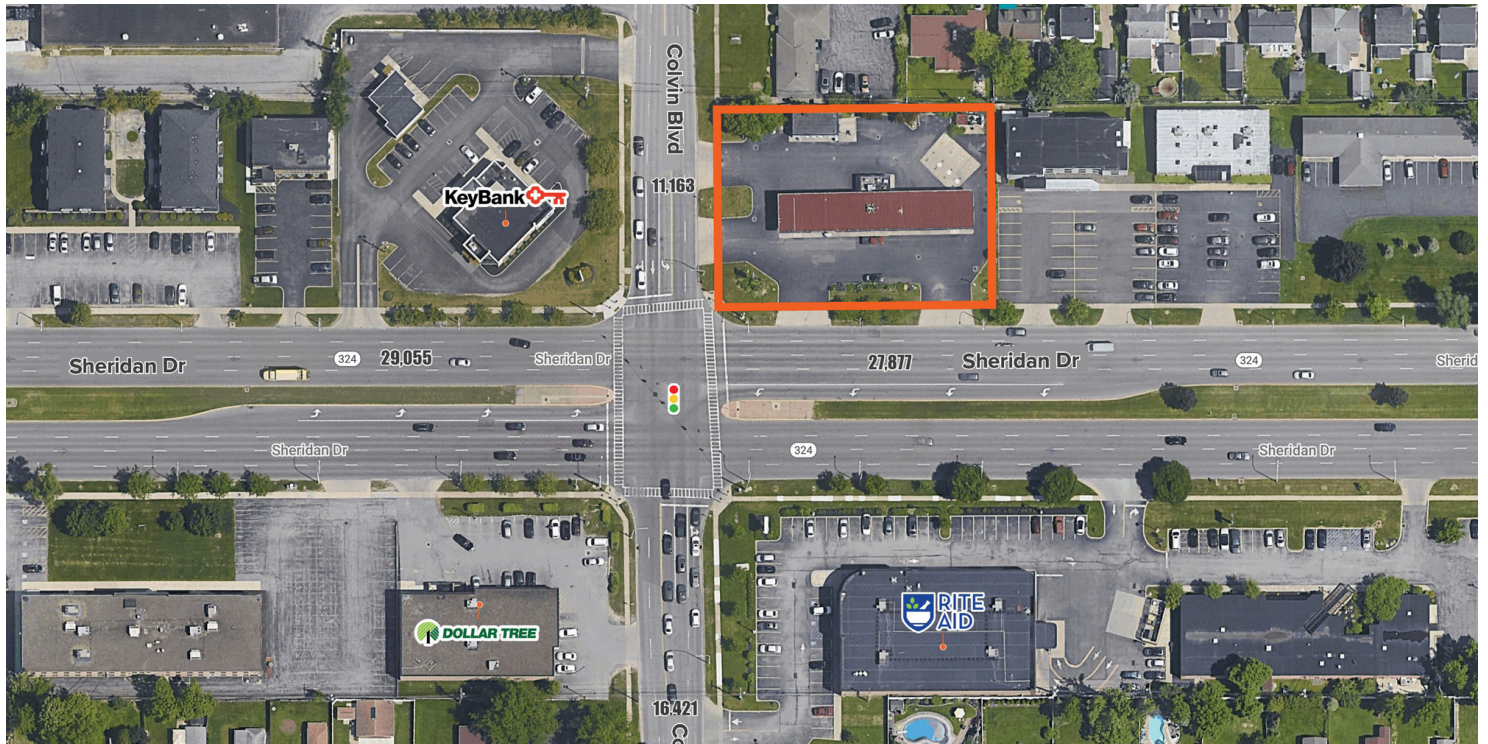


FOR LEASE

2050 SHERIDAN DR BUFFALO, NY 14223



0.5 +/-
ACRES



45,476 VPD
SHERIDAN & COLVIN



Price
UPON REQUEST

PROPERTY HIGHLIGHTS

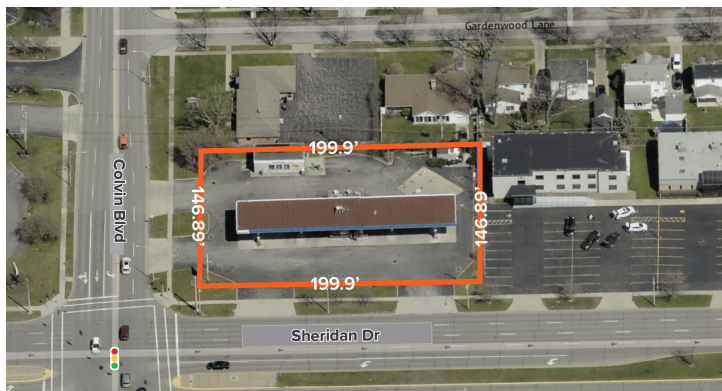
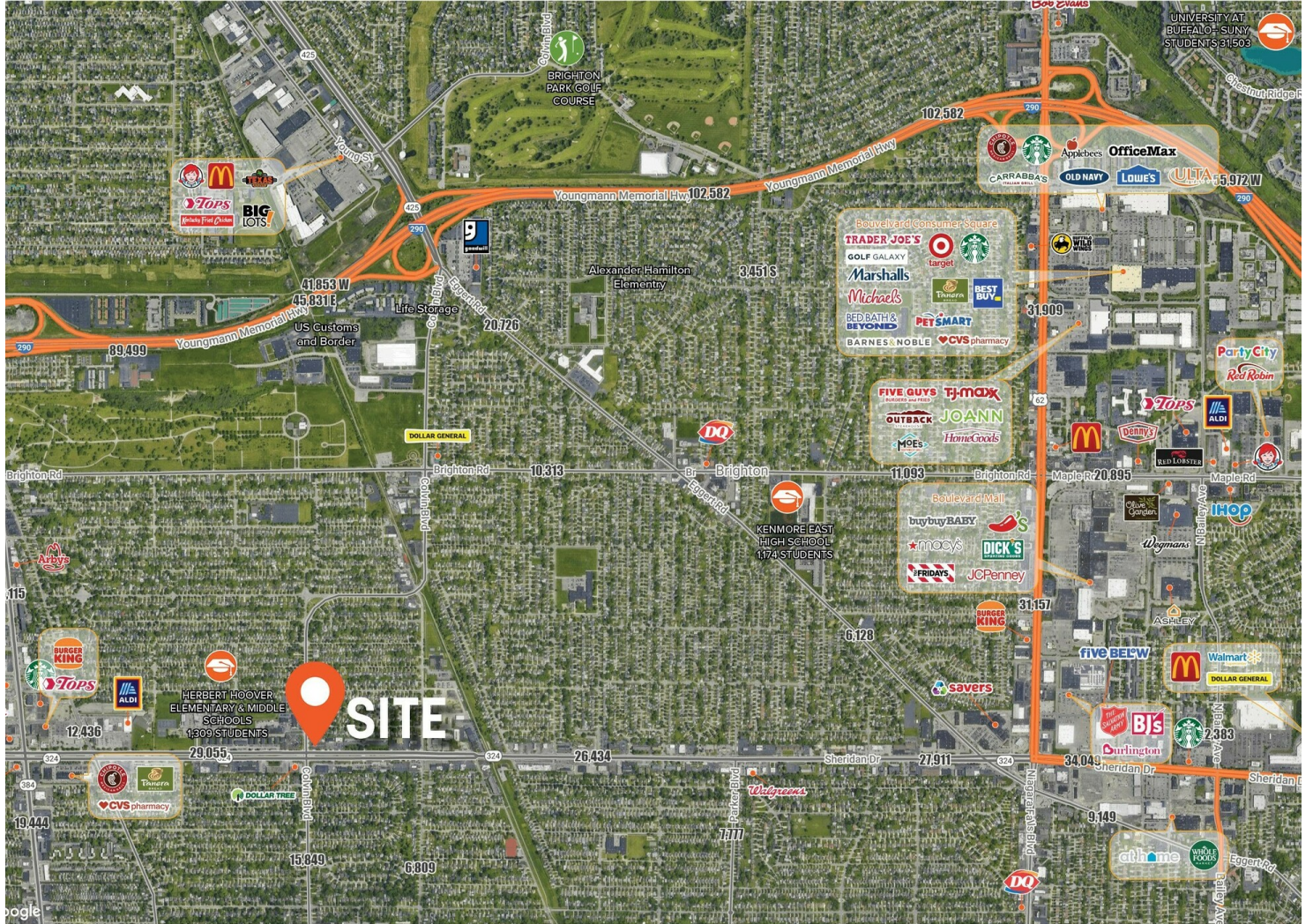
- High Traffic counts, at a signalized intersection
- Four distinct access points
- Adjacent to Key Bank, Rite Aid, and Dollar Tree
- Located between the two dense retail corridors of Delaware & Sheridan and NFB & Sheridan
- Neighborhood population of 316,544 within 5 miles.

OFFERING SUMMARY

Available SF:	0.5 Acres
Building Size:	1,560 SF
Potential Expansion:	2,500 SF + Drive Thru
Traffic: Sheridan Drive	29,055 VPD
Traffic: Colvin Blvd	16,421 VPD



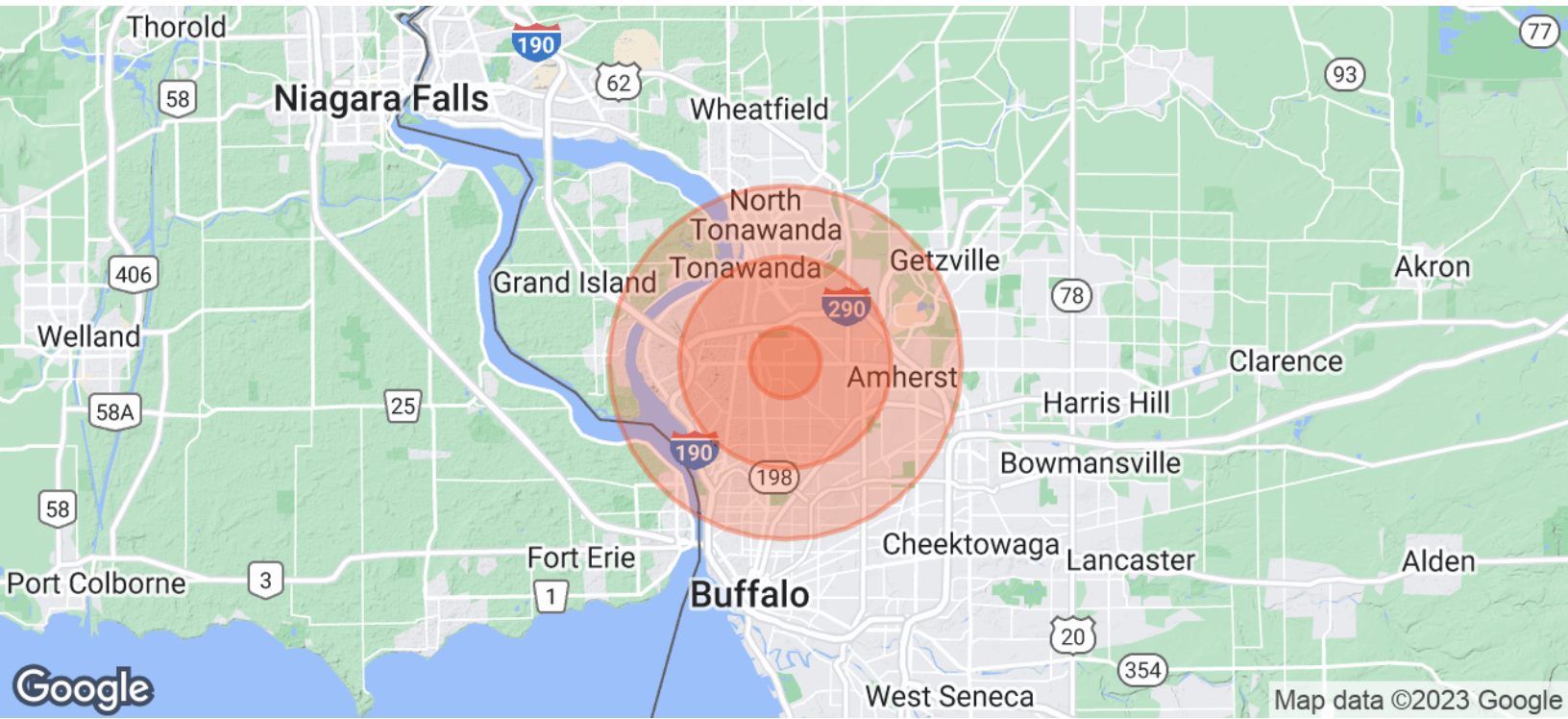
MARKET AERIAL



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	18,527	141,776	316,544
Average Age	44.4	40.5	37.7
Average Age (Male)	43.7	39.0	35.8
Average Age (Female)	44.7	42.0	39.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,754	69,970	149,596
# of Persons per HH	2.1	2.0	2.1
Average HH Income	\$81,146	\$67,139	\$65,389
Average House Value	\$166,682	\$146,798	\$146,937

* Demographic data derived from 2020 ACS - US Census

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