

1410 Delaware Ave.

Buffalo, New York 14209



±6,800 sq. ft. retail property at the signalized intersection of Delaware Avenue (23,376 AADT) and West Delavan Avenue on the eastern edge of Buffalo's Elmwood Village. The property offers parking for 19 cars and direct access to NFTA bus transportation.

Area Demographics 2025 Estimates	0.5 mi.	1 mi.	3 mi.
Total Population	5,844	24,823	203,045
Avg. Household Income	\$128,863	\$102,655	\$73,927
Median Household Income	\$86,648	\$70,782	\$50,671

Property Highlights

- + ±6,800 sq. ft. on a .42 acre corner lot with pylon signage
- + ±188' frontage along Delaware Ave. and ±130' frontage along W. Delavan Ave.
- + Zoning: N-2C Mixed Use Center (City of Buffalo)
- + Lease Rate: \$12/SF NNN
- + Approximately 1 mi. to Rt. 198/Scajaquada Expwy., SUNY Buffalo State (±6,100 students), and Canisius University (±2,500 students)

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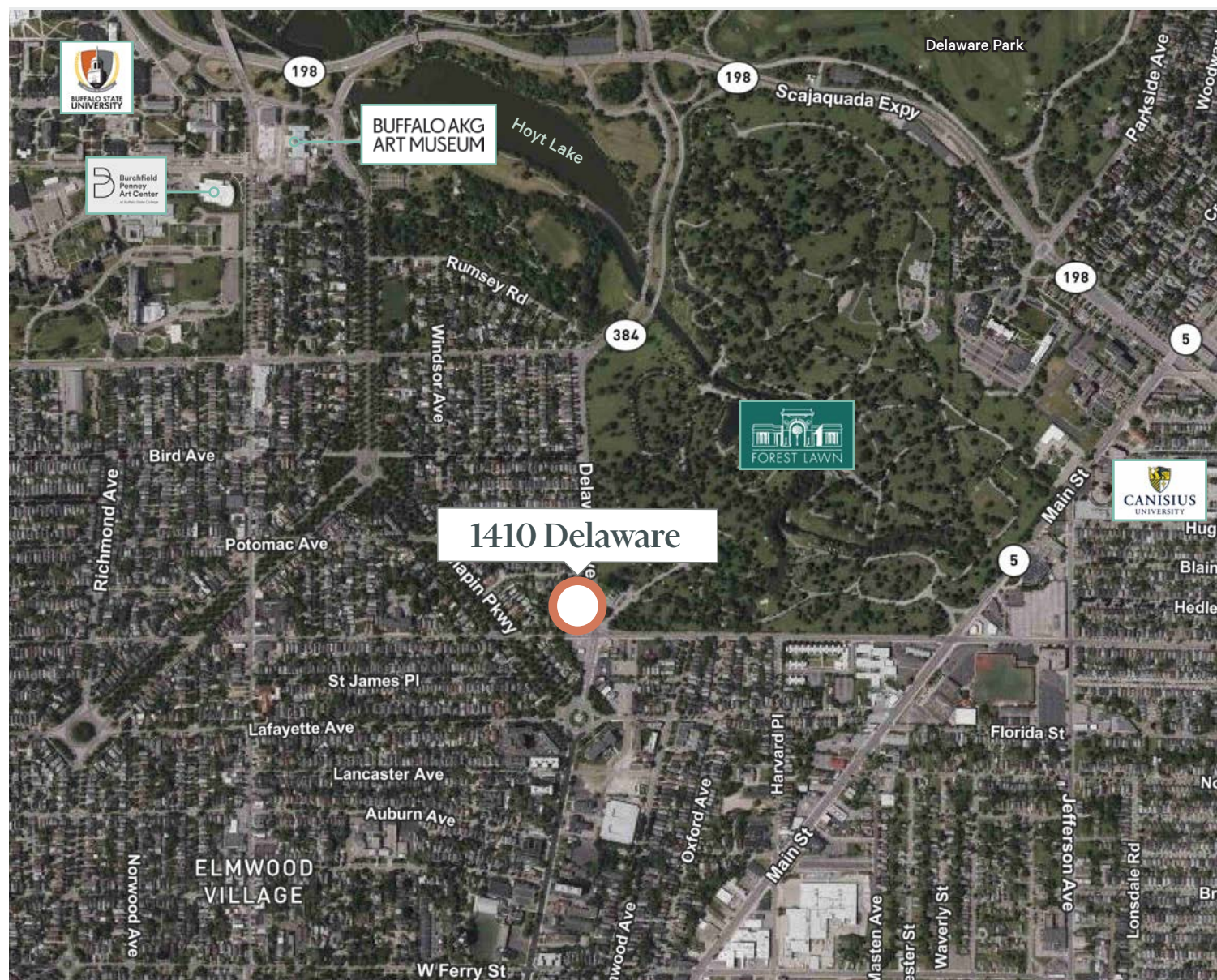
For Lease



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For Lease



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