



Mid-City Apartments and Retail Plaza

1665 Main Street
Buffalo, NY

Retail Opportunity / For Lease

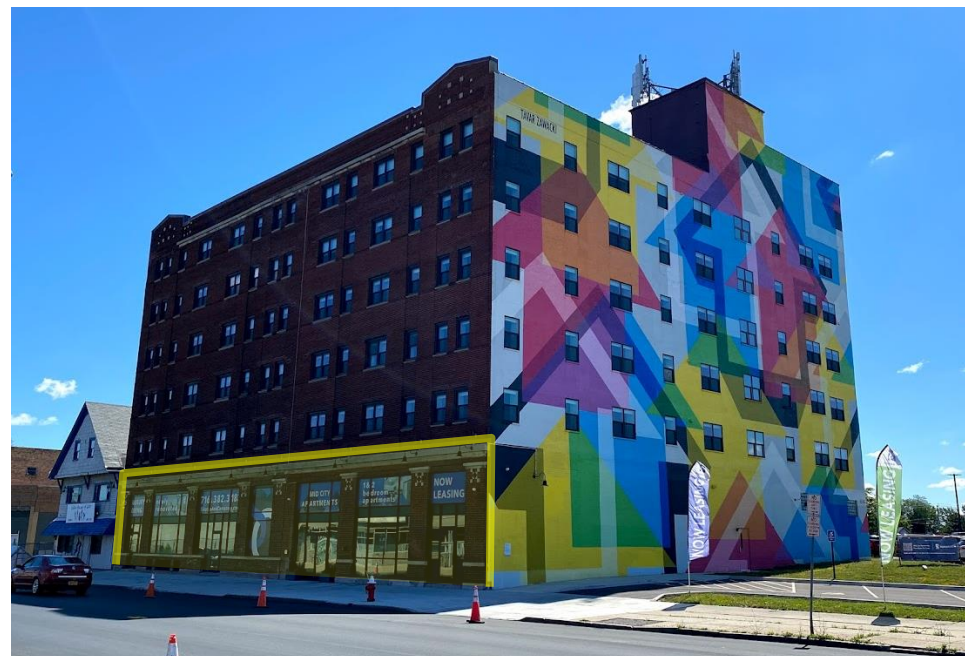
MID-CITY APARTMENTS AND RETAIL PLAZA

BUILDING FEATURES

Total Available 1,600-4,900 $\pm$ Sq. Ft.

Property Highlights

- Mid City Apartments and Retail Plaza opportunity available for lease
- 1,600 – 4,900 $\pm$ Sq. Ft. available
- Glass storefronts with open ceilings facing Main Street
- Four (4) distinct retail spaces with natural light available offering an array of unique features including exposed brick columns, energy efficient windows, and original historic accents
- Large grade level doors and outdoor patio available
- Fifty (50) residential units located directly above, currently 90% leased
- Tenant improvement / rent abatement program available
- Located next to Canisius College
- Proximity to the Buffalo Niagara Medical Campus and Elmwood Village
- Easy access to all of Western New York via the Kensington Expressway (Route 33), Scajaquada Expressway (Route 198), and NYS Thruway I-90
- Building amenities include on-site bike station, indoor dog park, ample free street parking, and two (2) off-street parking lots
- Ideal for: restaurant, e-café, boutique fitness studio, salon, barber shop, personal care, custom clothing shop, gifts, accessories, general and specialty retail, convenience store, liquor store



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	15,841	101,740	259,046
Average Household Income	\$62,199	\$56,270	\$57,663



ROD NAGY / Real Estate Salesperson / rnagy@pyramidbrokerage.com / +1 716 852 7500 x130

14 Lafayette Square, Suite 1900
Buffalo, NY 14203
+1 716 852 7500

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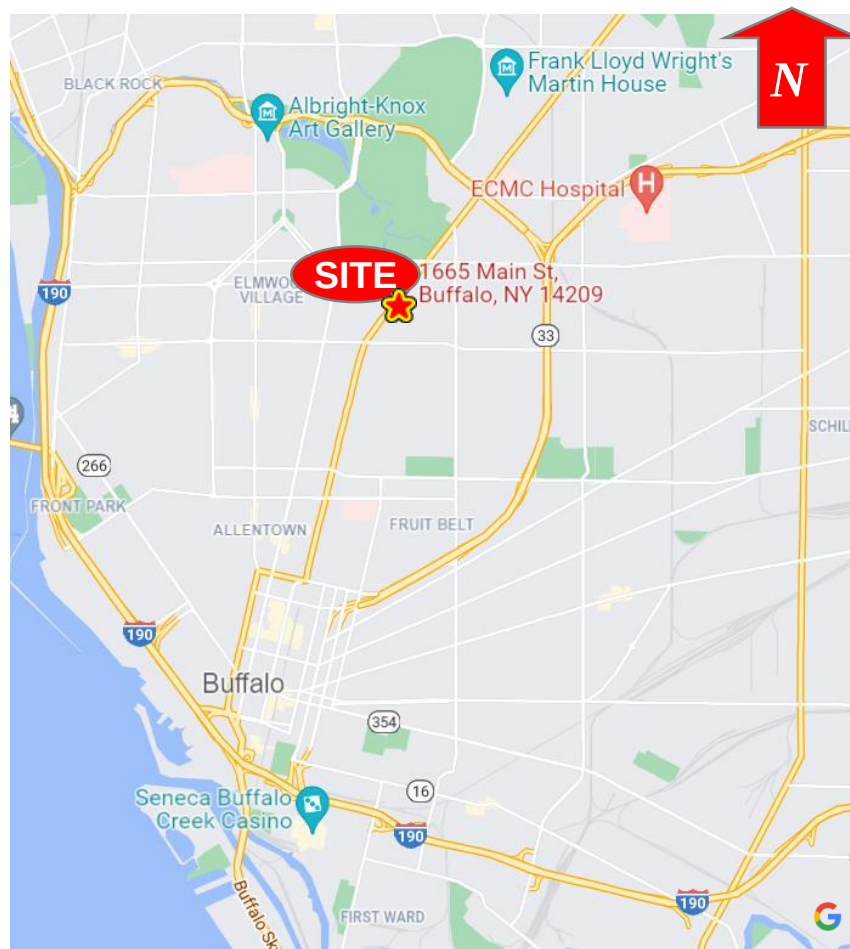


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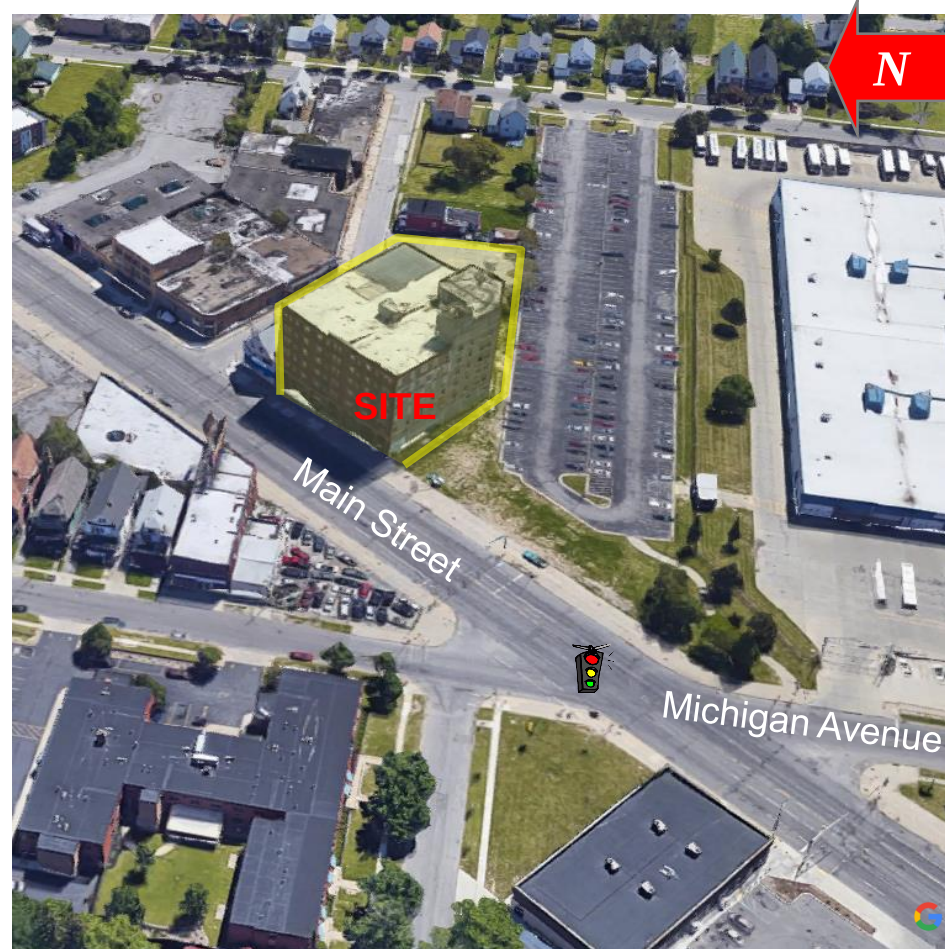
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Location Map



Aerial

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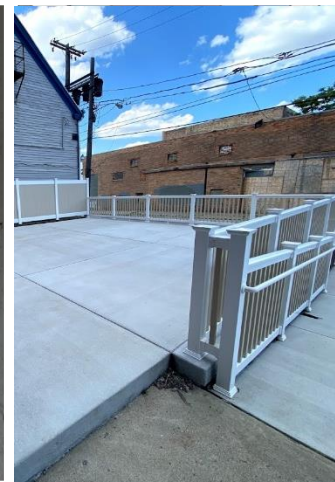
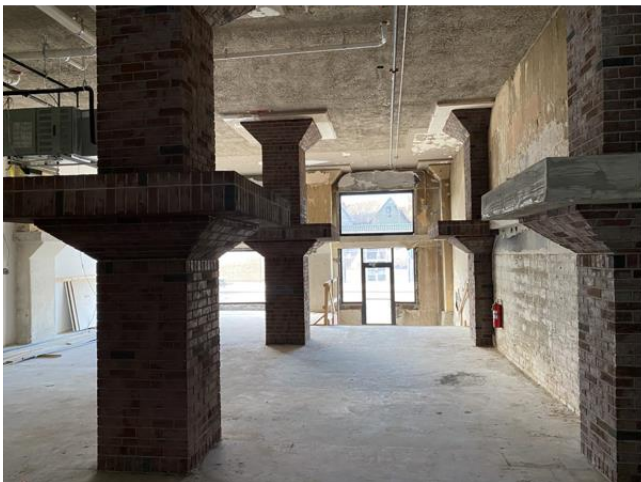
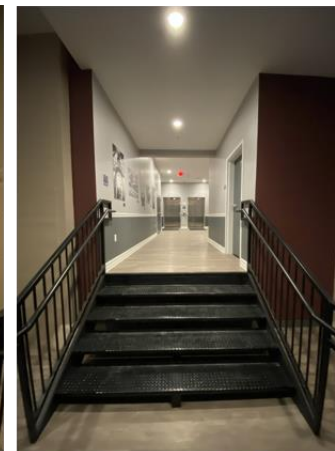


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Property Photos

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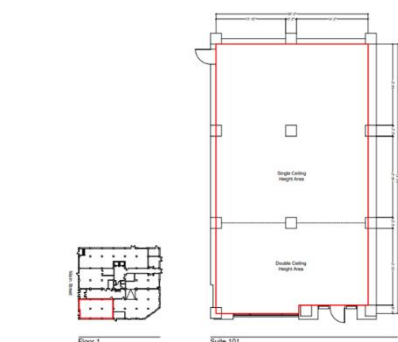


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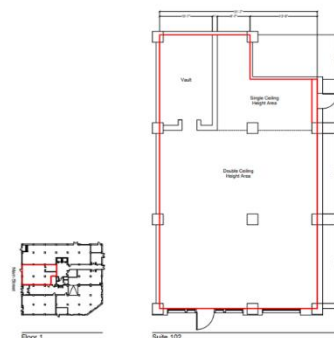
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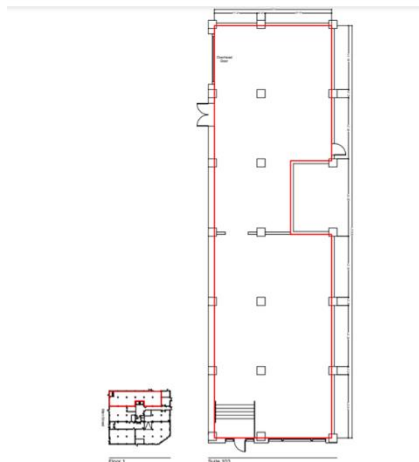
ADDRESS:
Mid-City Suite 101
1661 Main Street
Buffalo, NY 14209

FEATURES:
Area: 1,596 SF



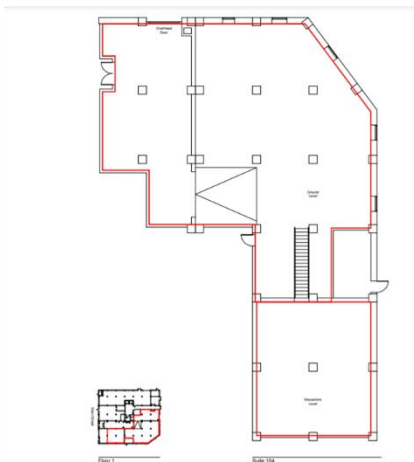
ADDRESS:
Mid-City Suite 102
1661 Main Street
Buffalo, NY 14209

FEATURES:
Area: 1,616 SF



ADDRESS:
Mid-City Suite 103
1661 Main Street

FEATURES:
Area: 3,169 SF



ADDRESS:
Mid-City Suite 104
1661 Main Street

FEATURES:
Total Area: 4,847 SF
Ground: 3,780 SF

Floor Plans

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