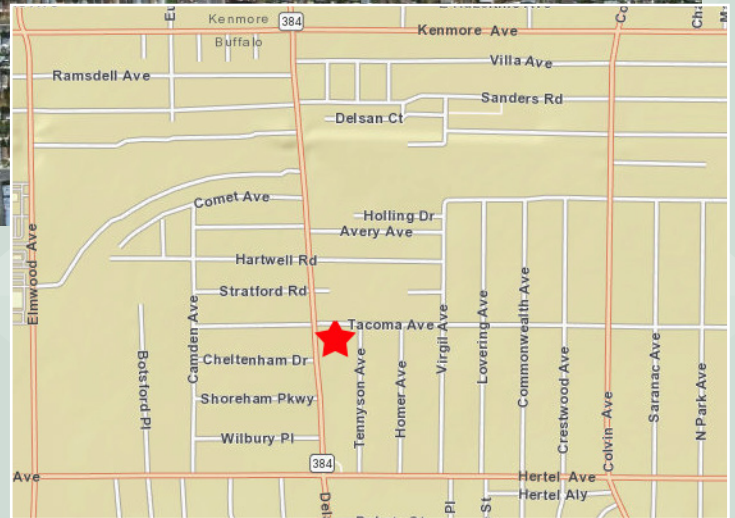
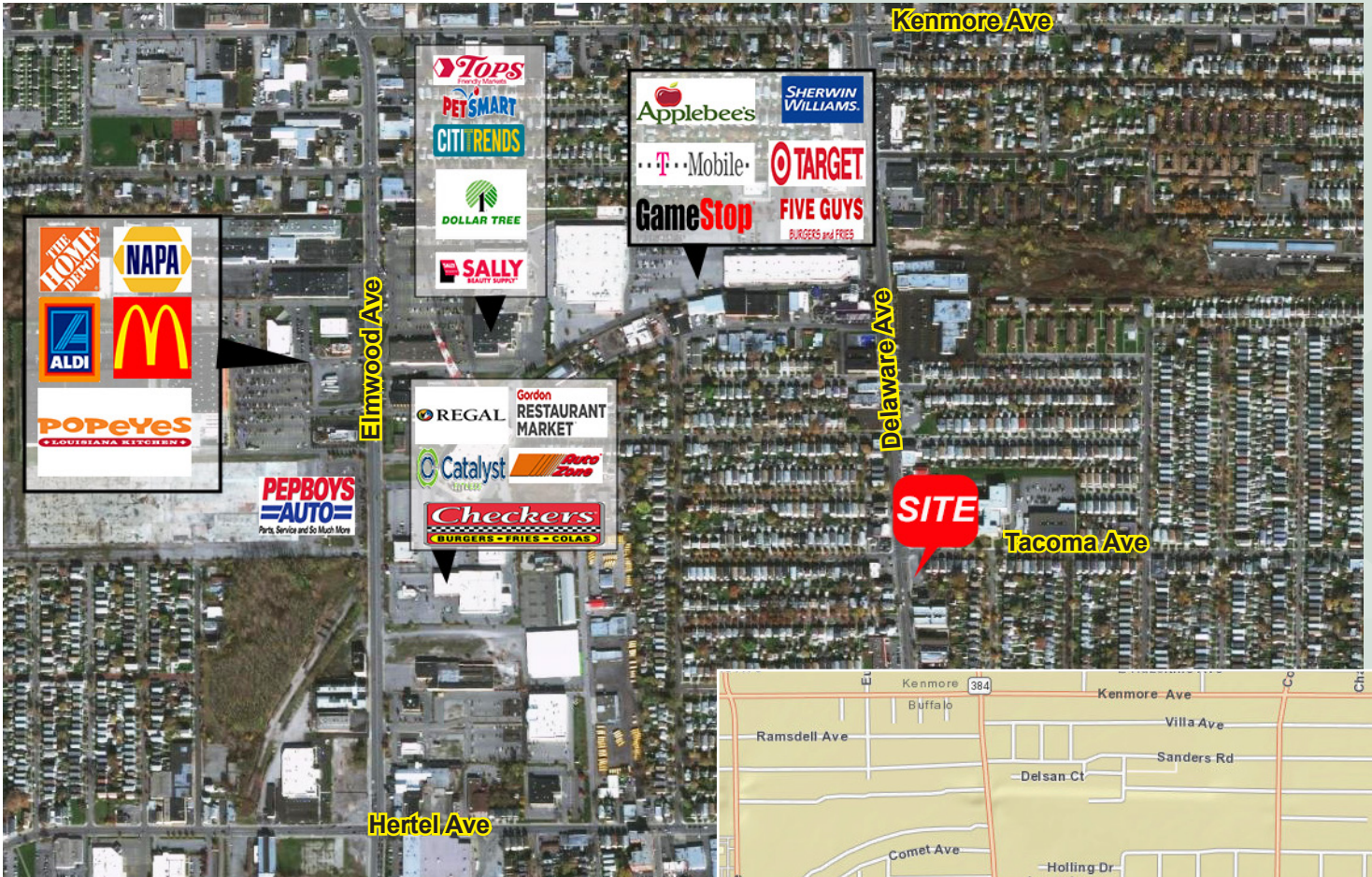


FOR LEASE

Land Lease Or Build-to-Suit

2457 & 2463 Delaware Ave, Buffalo, NY 14216



PROPERTY HIGHLIGHTS

- Owner will build-to-suit for a long-term lease and high credit tenant
- Land lease option is a net lease
- .33 acres
- 150 feet of frontage
- Corner location
- At southeast corner of Delaware Ave & Tacoma
- Total daily traffic count: 18,397 on Delaware Ave

Demographic Snapshot

	2 Mile	5 Miles	10 Miles
Population	87,788	338,748	656,004
Households	38,919	148,015	284,575
Average HH Income	\$74,022	\$66,275	\$74,009
Median HH Income	\$55,055	\$47,722	\$55,181
Daytime Employment	33,141	200,800	377,171



344 Delaware Ave, Suite 200, Buffalo, NY 14202



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.

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