

# FOR LEASE

1832 Main St, Suite # 1 Buffalo, NY 14208

## Lease Rate

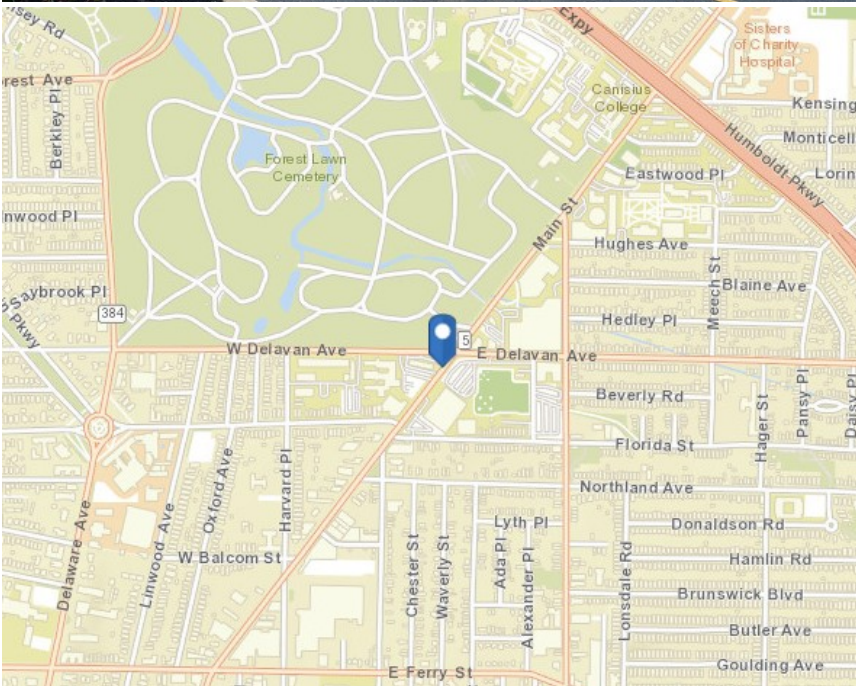
**\$13.00 per SF NNN**

**End Cap - Ideal for Restaurant**

Former Dagwood's

**Space Size: 1,104± SF**

Delavan Station Center - S/W/C DELAVAN - a Mixed-use plaza in outstanding, high visibility signalized corner location with 322' of frontage along W. Delavan, on site parking and Public Transportation service, Excellent demographics



### Excellent Location & Visibility

- Signalized corner
- Highly visible location
- Across from NFTA Metro Rail Station - direct access to Buffalo Niagara Medical Campus
- Located within Canisius College campus footprint
- Two Bus Stops at Main and Delavan
- Proximate to 5 Hospitals
- .49 Miles to Delaware Avenue
- .48 Miles to Scajaquada parkway (RT 198)
- 7 Minutes to Downtown Buffalo

### Demographic-3 Miles

- Population: 204,453
- Average HH Income: \$48,438

### Traffic Counts

- 19,185 vehicles daily on Main Street
- 1,933 vehicles daily on W. Delavan Street

### Opportunities & Assets

- 1,104± SF Space
- Lot Size: 1.2 acres
- Parking Spaces in front, Surface Lot
- Ample on-site customer parking

**Robert Marcus**

CFO | Vice President

M | 716.572.1855

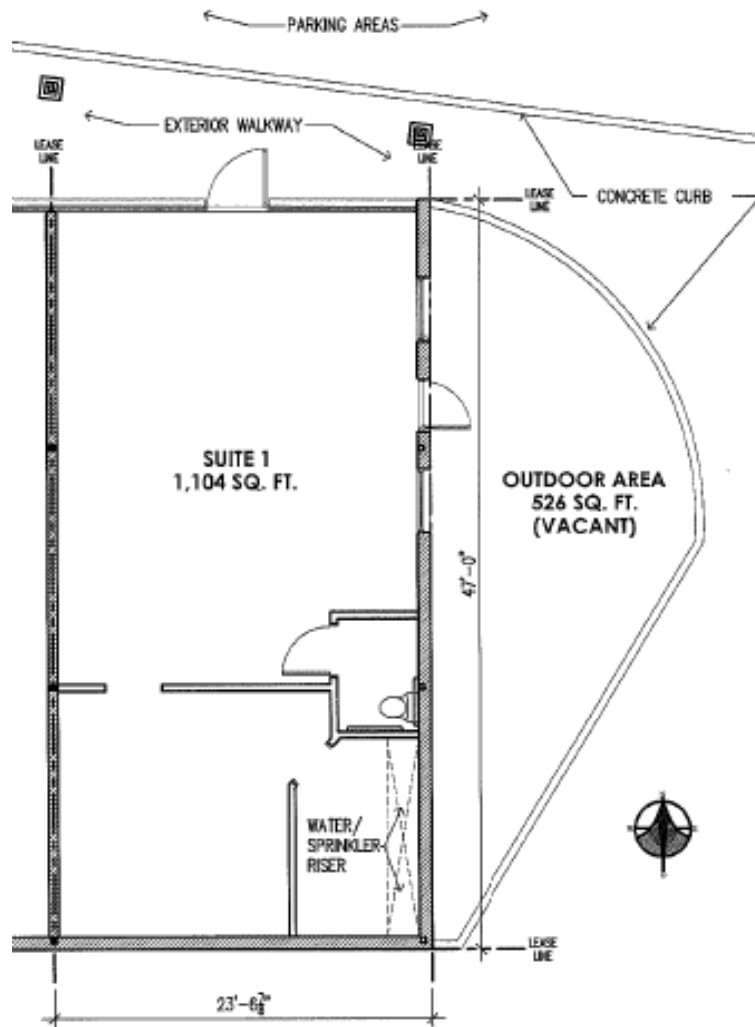
[Rmarcus@ColbyDevelopment.co](mailto:Rmarcus@ColbyDevelopment.co)

[m](#)

LinkedIn | Marcus4re

# Floor Plan

Space Size: 1,104± SF plus 526 SF Patio



**SUITE 1**