

# FOR LEASE

1832 Main St, Suite # 5 Buffalo, NY 14208

## Lease Rate

**\$11.00 per SF NNN**

**Ideal for Medical or Professional Office/Retail Space**

**Dr. Emerson C. Reid space**

## **Space Size: 1,081± 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**

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# Floor Plan

Space Size: 1,081± SF

