

ELMWOOD AVENUE RETAIL

765 ELMWOOD AVE | BUFFALO, NEW YORK

CURRENTLY NO SPACE AVAILABLE



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765 ELMWOOD AVENUE

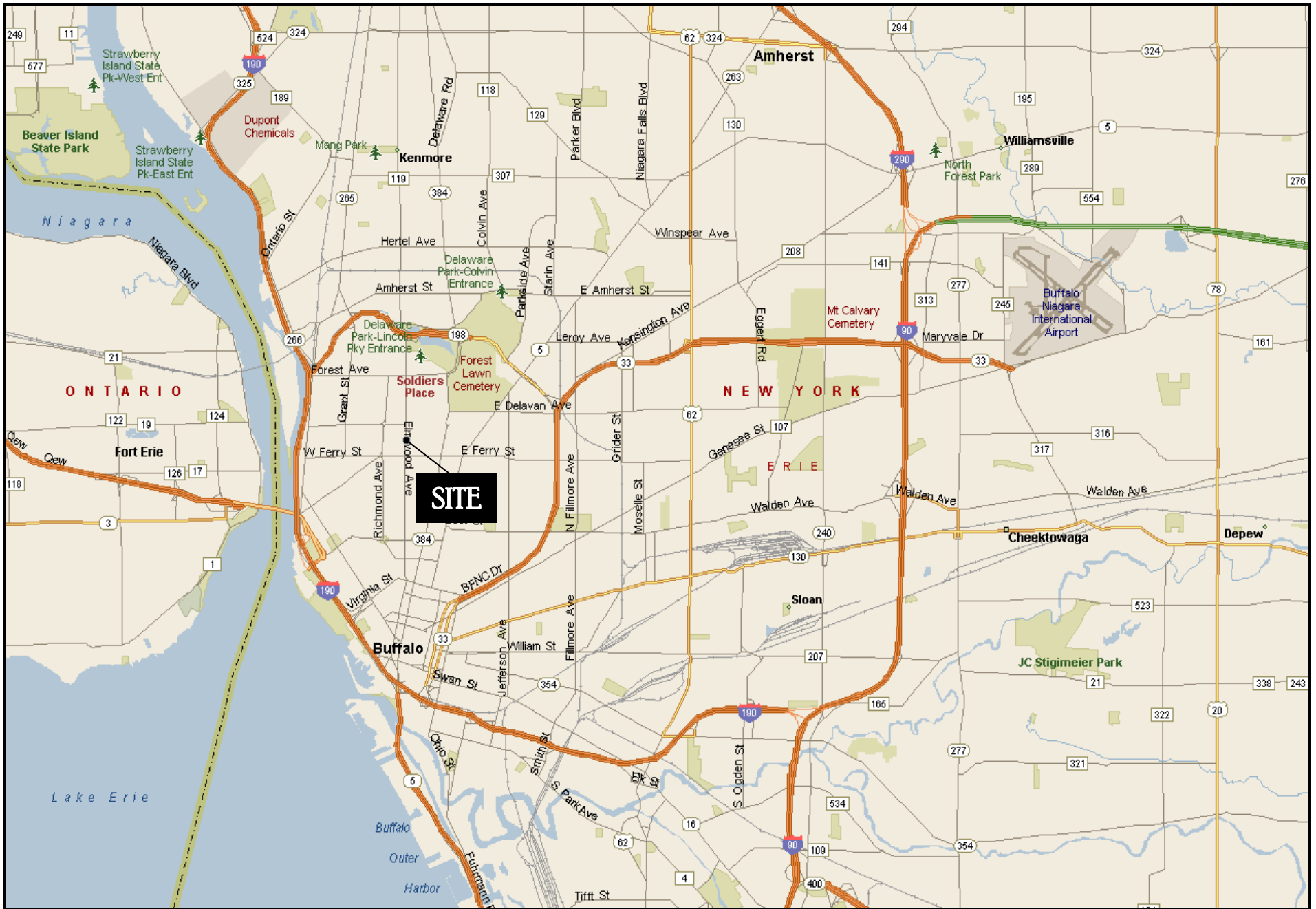
BUFFALO, NEW YORK

- RETAIL STOREFRONT IN THE DESIRABLE, HIGH DEMAND ELMWOOD DISTRICT BETWEEN CLEVELAND AVE & AUBURN AVE
- ADJOINING PARKING LOT WITH 20+ PARKING SPACES
- SEVERAL ESTABLISHED NEIGHBORING SHOPS AND EATERIES WHICH ATTRACT HIGH PEDESTRIAN TRAFFIC
- CLOSE TO SEVERAL SCHOOLS INCLUDING BUFFALO STATE COLLEGE, CANISIUS HIGH SCHOOL AND NARDIN ACADEMY
- WOMEN'S & CHILDREN'S HOSPITAL LOCATED IN CLOSE PROXIMITY
- OVER 16,700 VEHICLES PASS THE SITE DAILY
- CONTACT KEVIN ZUGGER FOR FURTHER INFORMATION



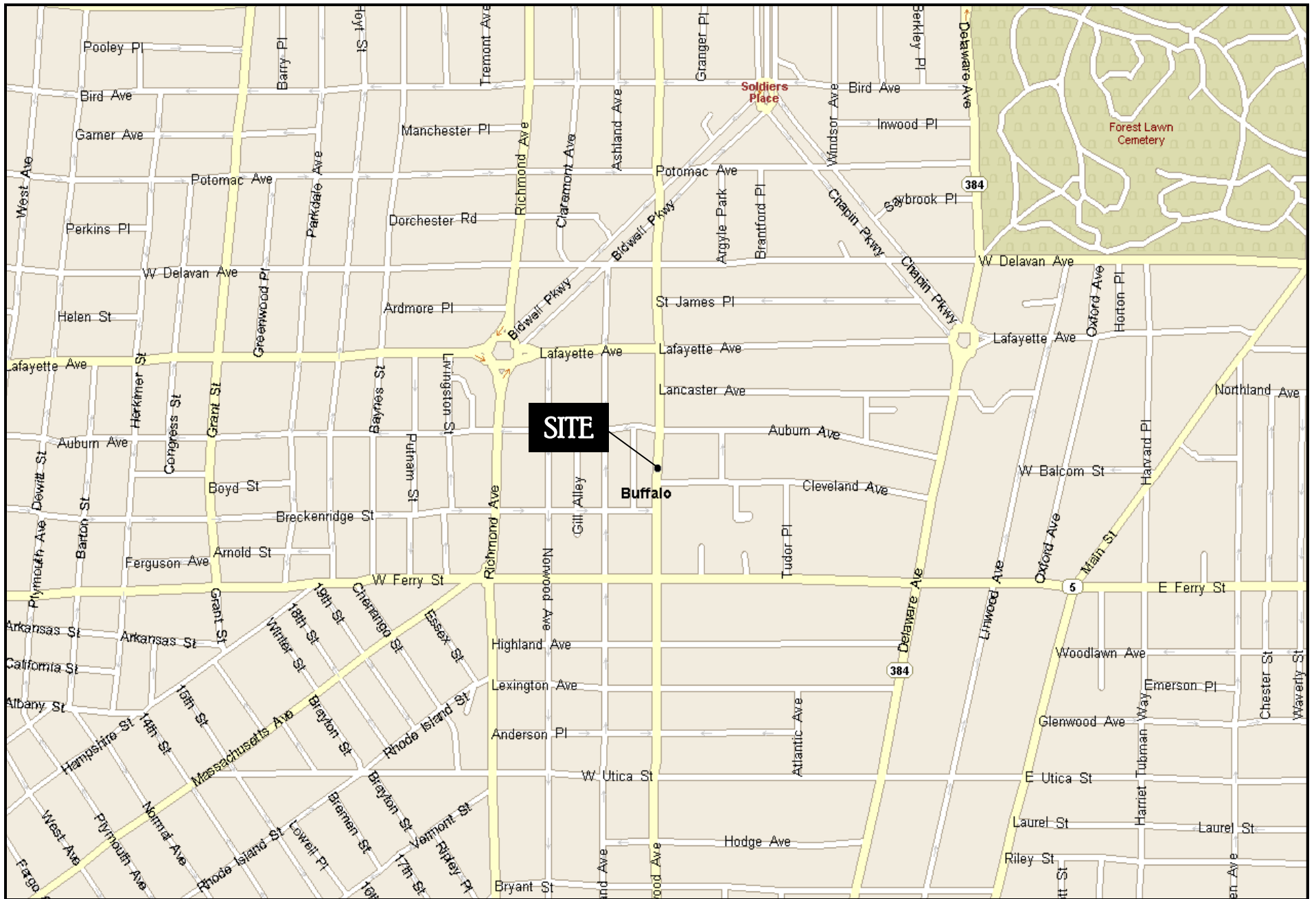
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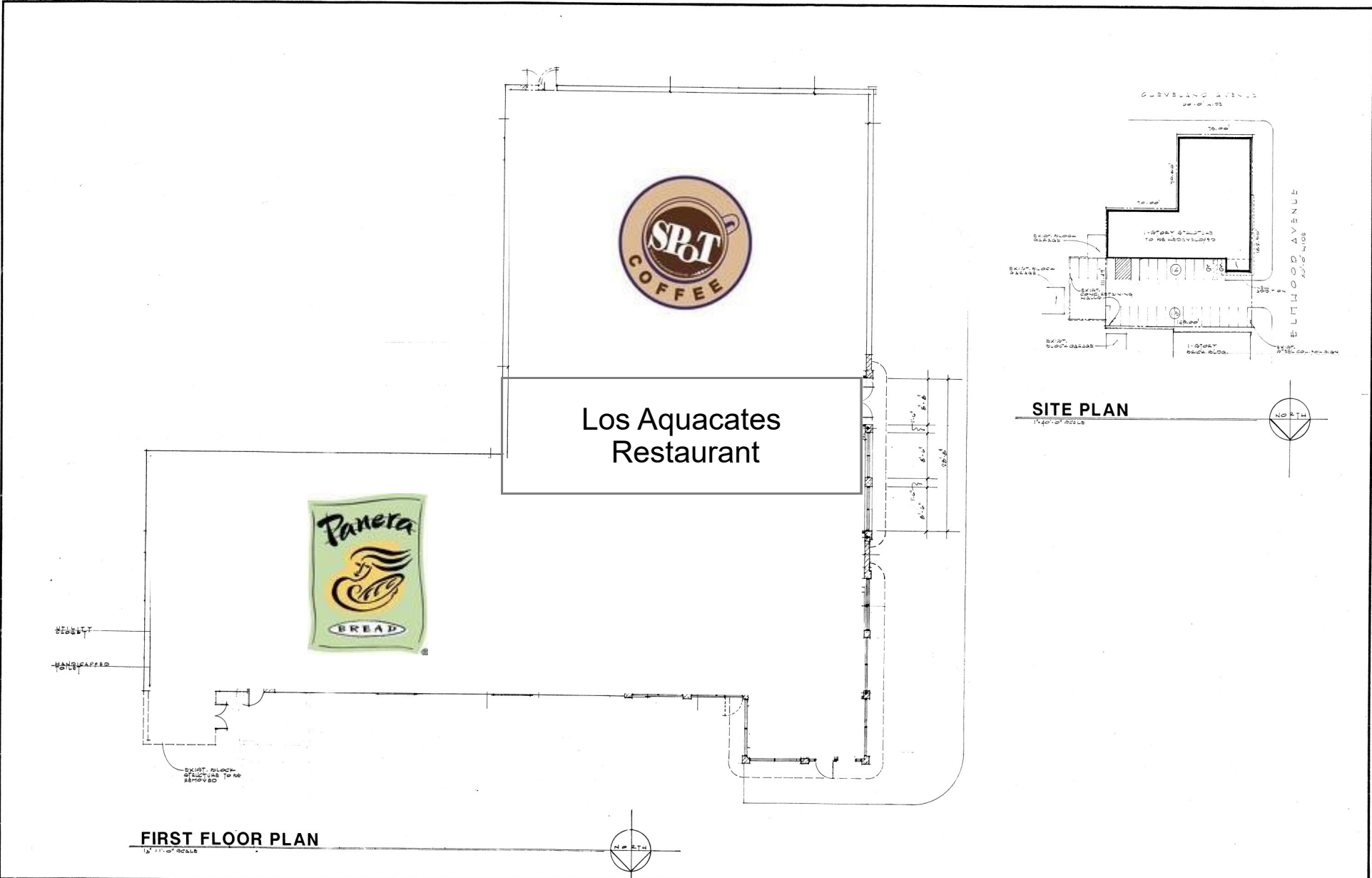
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FIRST FLOOR PLAN
1/4" = 1'-0" SCALE

SITE PLAN
1/4" = 1'-0" SCALE

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BUFFALO NEW YORK



ORFI & UNDERHILL
OF AMHERST, P.C.
ARCHITECTS & ENGINEERS

REVISIONS 1. 14 MAR 07 REVISED ENTRY TO BOOKSTORE DIVISION LAYOUT FOR VARIOUS SPACES	DRAWN	SP
	CHECKED	MO
	SCALE	AS SHOWN
	ISSUED	10 JAN 07

JOB NO.	88-135
DWG. NO.	