

FOR SUBLEASE

1025 Hertel Avenue  
Buffalo, New York



## Prime North Buffalo Retail Redevelopment Opportunity

### Features

Building Size	88,620 ± Sq.Ft.
Lot Size	10.5 ± Acres
Zoning	D-S

### Property Highlights

- Primary City of Buffalo Retail Trade District
- Densely Populated with Strong/Diverse Demographics
- Situated at Key Signalized Intersection of Hertel / Delaware
- Vehicular Access to Delaware Avenue
- On Two (2) Primary NFTA Bus Routes
- Pad Site Also Available
- Features: Fully Sprinklered, 14'6" to Joist, 12' to Drop, Two (2) Truck Docks
- Anchor and Junior Anchor Retailers Operating in the Trade Area Include: Kohl's, Target, Home Depot, Wegmans, Tops, Aldi, Regal Cinemas, Burlington, Marshalls, LA Fitness, PetSmart, Party City and Big Lots



Demographic	1 Mile	3 Miles	5 Miles
Population	22,819	196,743	363,926
Average HH Income	\$88,208	\$75,650	\$73,234

Traffic Counts	
Hertel Avenue	13,071 AADT
Delaware Avenue	24,061 AADT

### Contact

**BENEDICT J. BORRUSO**  
Associate Real Estate Broker  
716.861.5090- cell  
bborruso@pyramidbrokerage.com

14 Lafayette Square, Suite 1900  
Buffalo, New York 14203  
+1 716 852 7500  
pyramidbrokerage.com

# North Buffalo Retail Corridor

## Buffalo, New York



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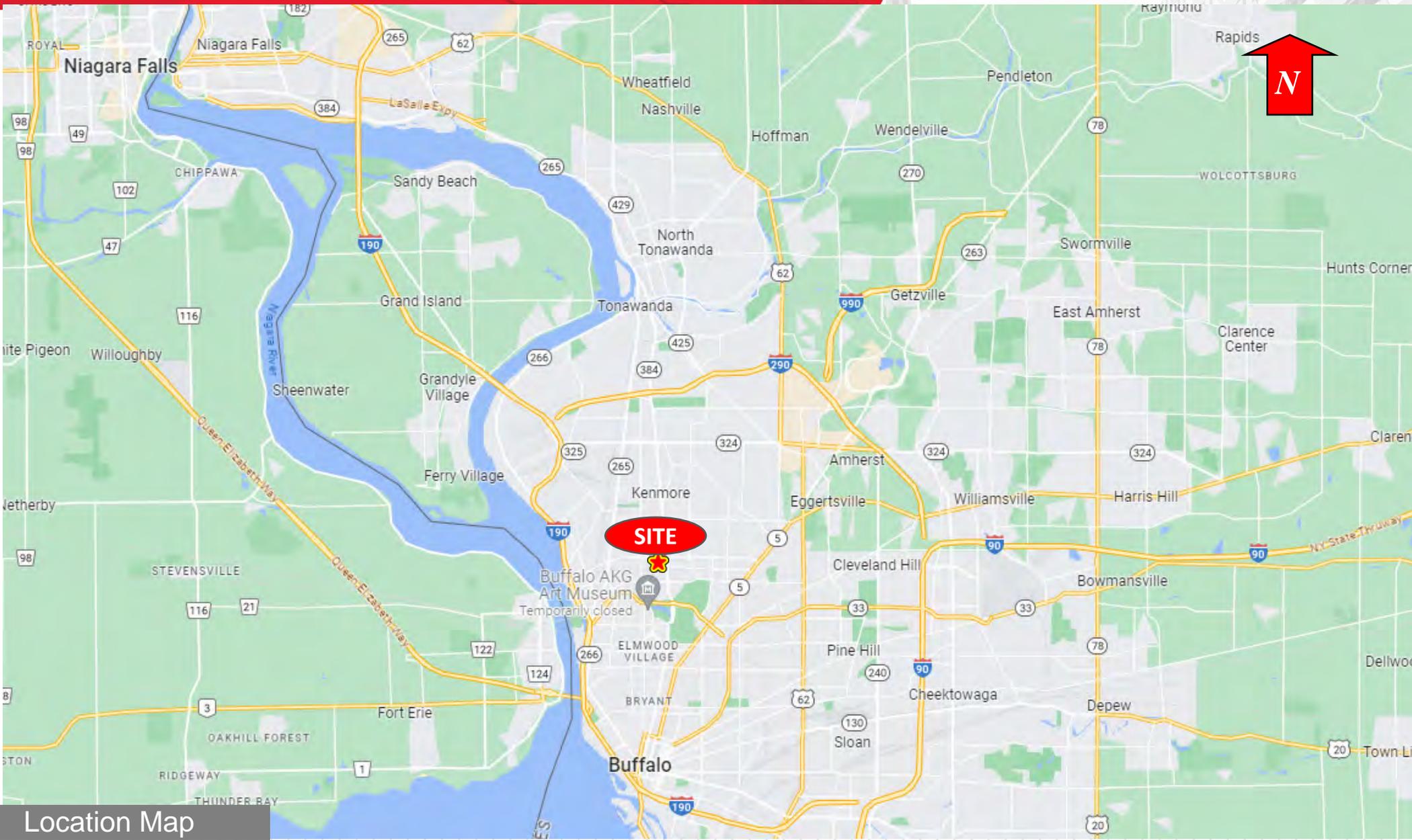
Buffalo, New York



Site Aerial

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Location Map