

20,000+/- SF OFFICE/WAREHOUSE/RETAIL SPACE

652 S Ogden St, Buffalo, NY 14206



### OFFERING SUMMARY

Available SF:	20,000 SF
Lease Rate:	Call For More Details
Lot Size:	10.0 Acres
Year Built:	1976
Building Size:	110,507 SF
Zoning:	452

### PROPERTY OVERVIEW

We are excited to announce the availability of a 20,000+/- SF space for lease in a strip center plaza with Big Lots as the anchor tenant. This property, formerly used as office space, can easily be converted into office, retail, or warehouse space. The location of the property at the end of the plaza provides accessibility from the rear, side, and front of the building. There is a protruding canopy over the front door access, which adds to the visual appeal of the property. As you enter the property, there is a vestibule with storage and restrooms for any customers or employees. This opens up into a massive 15,000+/- square-foot open area suitable for any business. Along the exterior perimeters of the space, there is a combination of private offices, a conference room, a storage room, bathrooms, and a large break room. Additional warehouse space is located in the rear of the property with the potential to have a dock installed on the side of the building. The property is beautifully maintained and available immediately. Don't miss out on this opportunity to lease a prime location with endless possibilities.



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### LOCATION DESCRIPTION

Located just north of S. Ogden St. and Dingens Street intersection. This property offers easy access to major routes such as the New York state Thruway I-190 I-90, as well as Route 62 Bailey Avenue and downtown Buffalo. It is also located in close proximity to the Southtowns and other surrounding markets. The property is predominantly surrounded by residential homes, making it a great location for various businesses.

### PROPERTY HIGHLIGHTS

- 20,000 +/- SF Space Available Immediately
- Office / Retail / Warehouse Capability
- Massive Open Space in Center of Property
- Ample Parking Spaces
- Ability to Install Loading Dock

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	219	1,678	7,309
Total Population	384	3,334	14,394
Average HH Income	\$39,770	\$44,540	\$48,869



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## ADDITIONAL PHOTOS

20,000+/- SF OFFICE/WAREHOUSE/RETAIL SPACE

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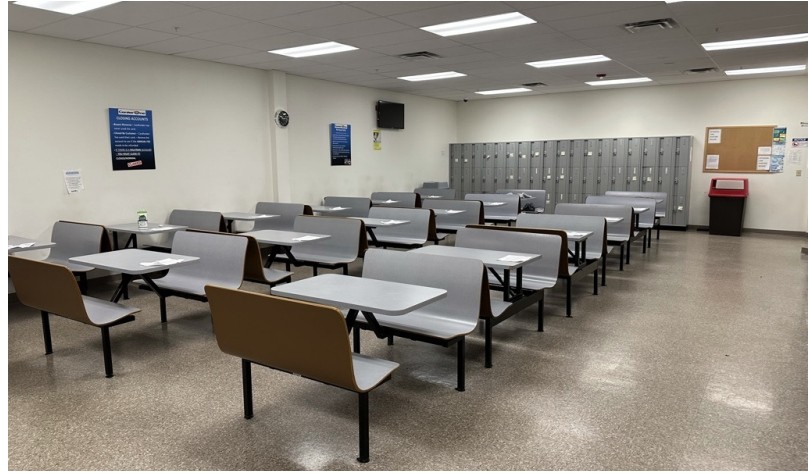
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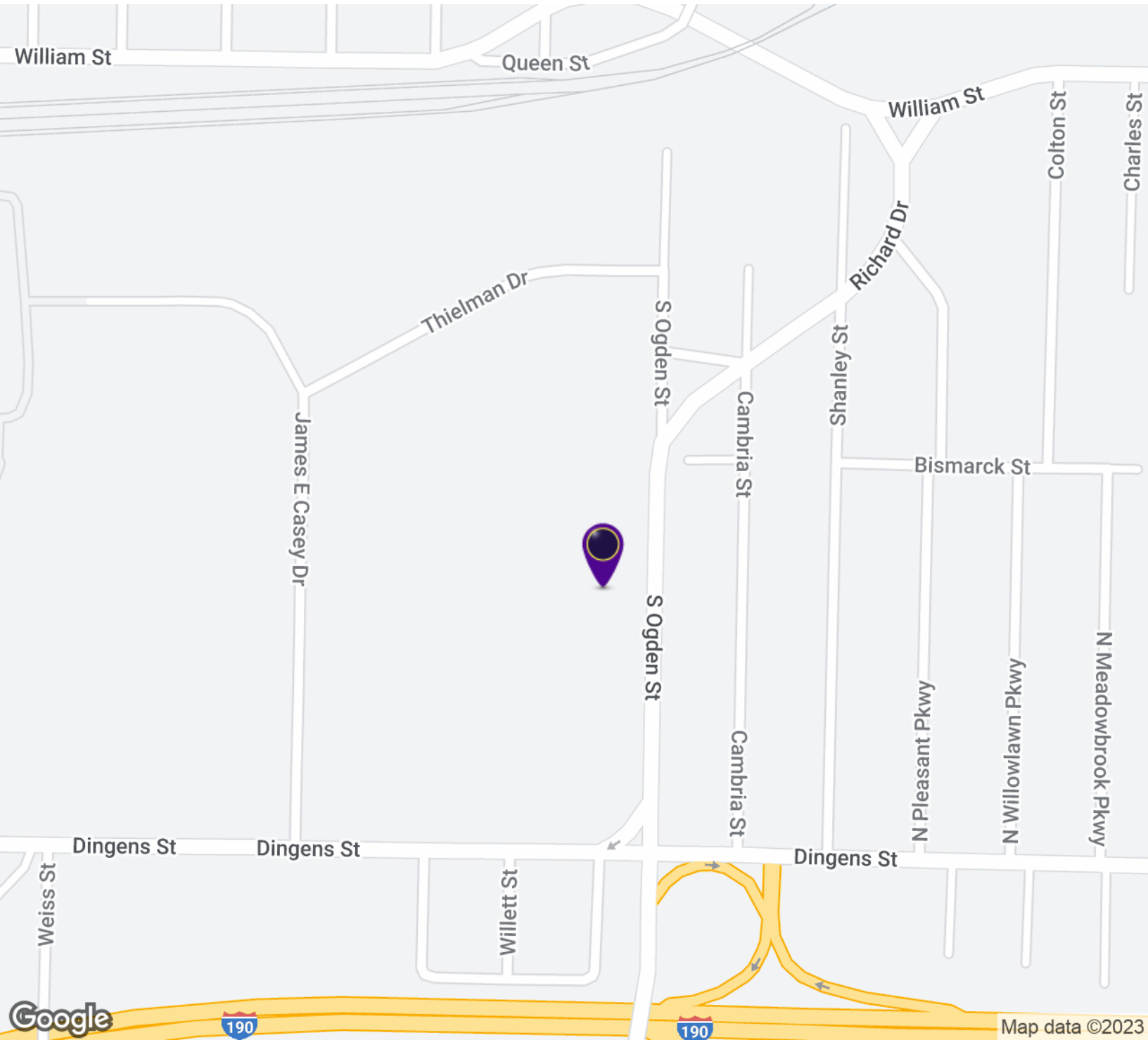
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## LOCATION MAP

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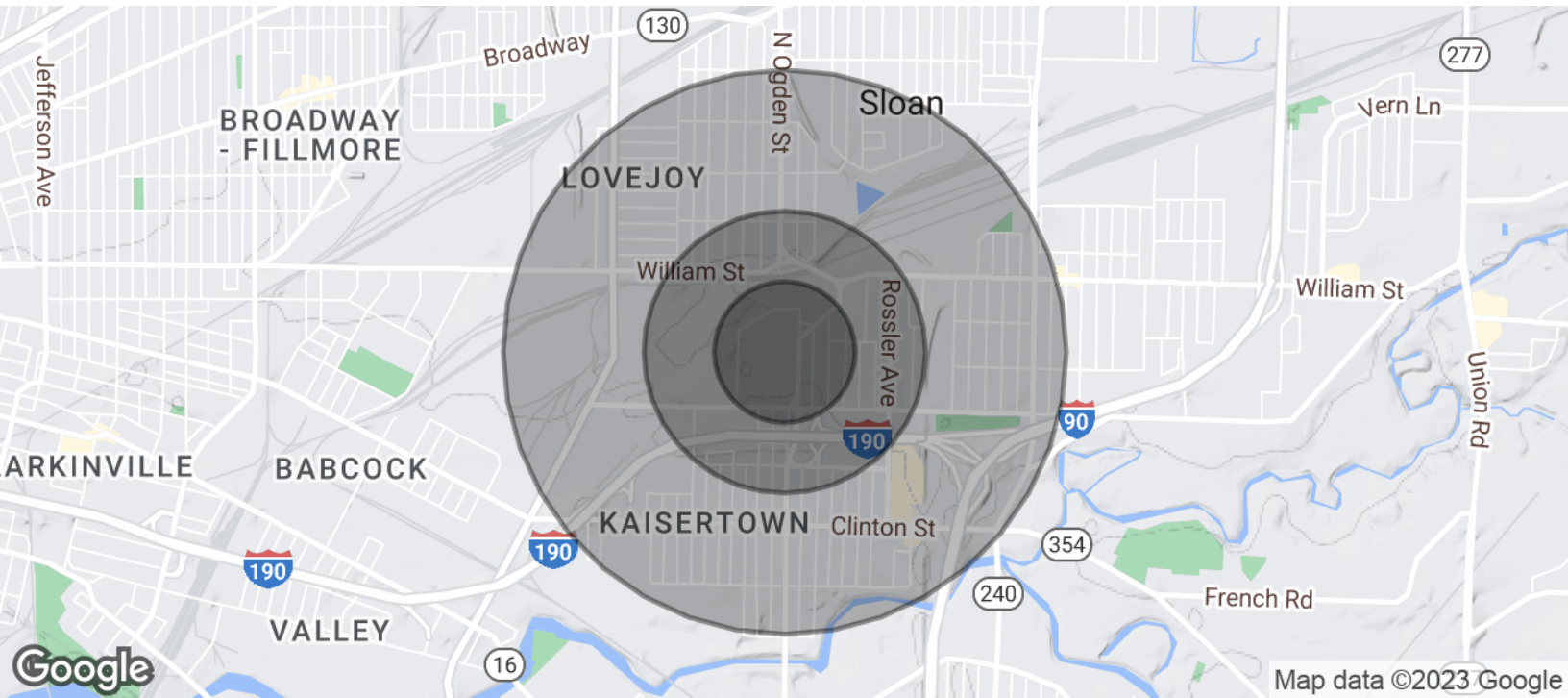
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# DEMOGRAPHICS MAP & REPORT

20,000+/- SF OFFICE/WAREHOUSE/RETAIL SPACE

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	384	3,334	14,394
Average Age	35.0	36.2	39.5
Average Age (Male)	45.2	41.0	41.7
Average Age (Female)	33.3	34.5	38.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	219	1,678	7,309
# of Persons per HH	1.8	2.0	2.0
Average HH Income	\$39,770	\$44,540	\$48,869
Average House Value	\$83,524	\$80,895	\$78,802

\* Demographic data derived from 2020 ACS - US Census



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