



**FOR SALE**

## BUFFALO DEVELOPMENT SITE AVAILABLE

### Features

Building Size	29,111± Sq. Ft.
Lot Size	0.94± Acres
Zoning	W-3C

### Property Highlights

- Rare development opportunity on Jefferson Avenue comprised of six parcels
- 1200, 1212, 1216, 1218, & 1222 Jefferson Avenue, and 328 Northampton Street
- 29,111± SF property on 0.94± acres
- City lots available surrounding the property for additional acreage
- Zoned W-3C
- Currently in Brownfield Credit Program
- City Grants available
- Located in East Side of Buffalo's retail corridor with several area amenities nearby
- Close to Buffalo's Central Business District
- Ideal for non-profit, affordable/market rate housing, mixed-use development, retail

Demographic	1 Mile	3 Miles	5 Miles
Population	24,687	190,779	366,335
Average H.H. Income	\$60,072	\$71,171	\$76,266

Source: ESRI Business Analyst 2025

### EXCLUSIVE CONTACT

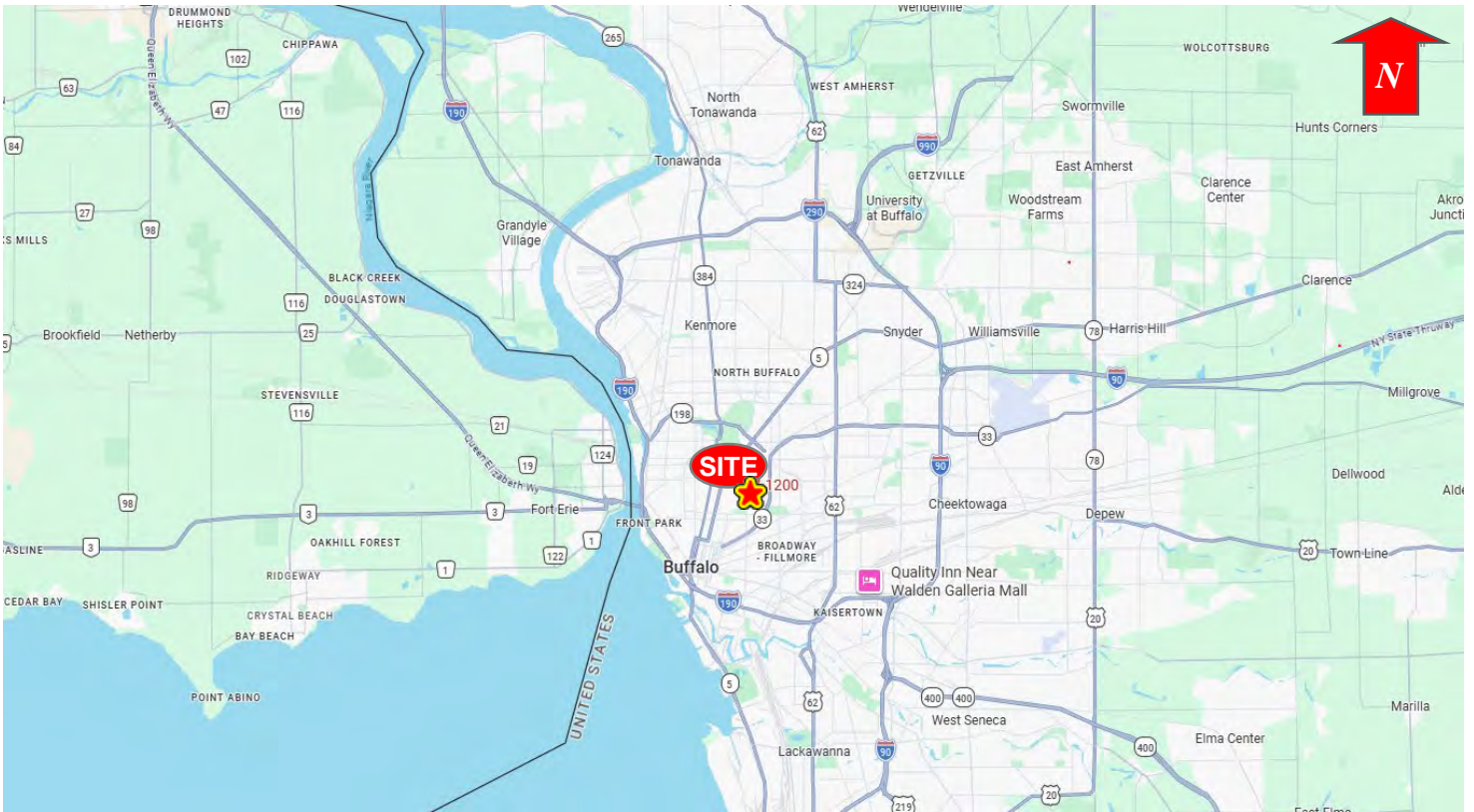
**Tyler A. Balentine**  
Real Estate Salesperson  
+1 585 507 1500  
tbalentine@pyramidbrokerage.com

**Richard Ryall Ledyard**  
Real Estate Salesperson  
+1 716 796 7204  
rledyard@pyramidbrokerage.com

**Richard J. Schechter**  
Associate Real Estate Broker  
+1 716 316 4040  
rschechter@pyramidbrokerage.com

450 Corporate Parkway, Suite 102  
Amherst, New York 14226  
+1 716 852 7500

**pyramidbrokerage.com**



Location Map



Aerial