

# BUFFALO

## 100% LEASED

3079 Bailey Ave | Buffalo, NY



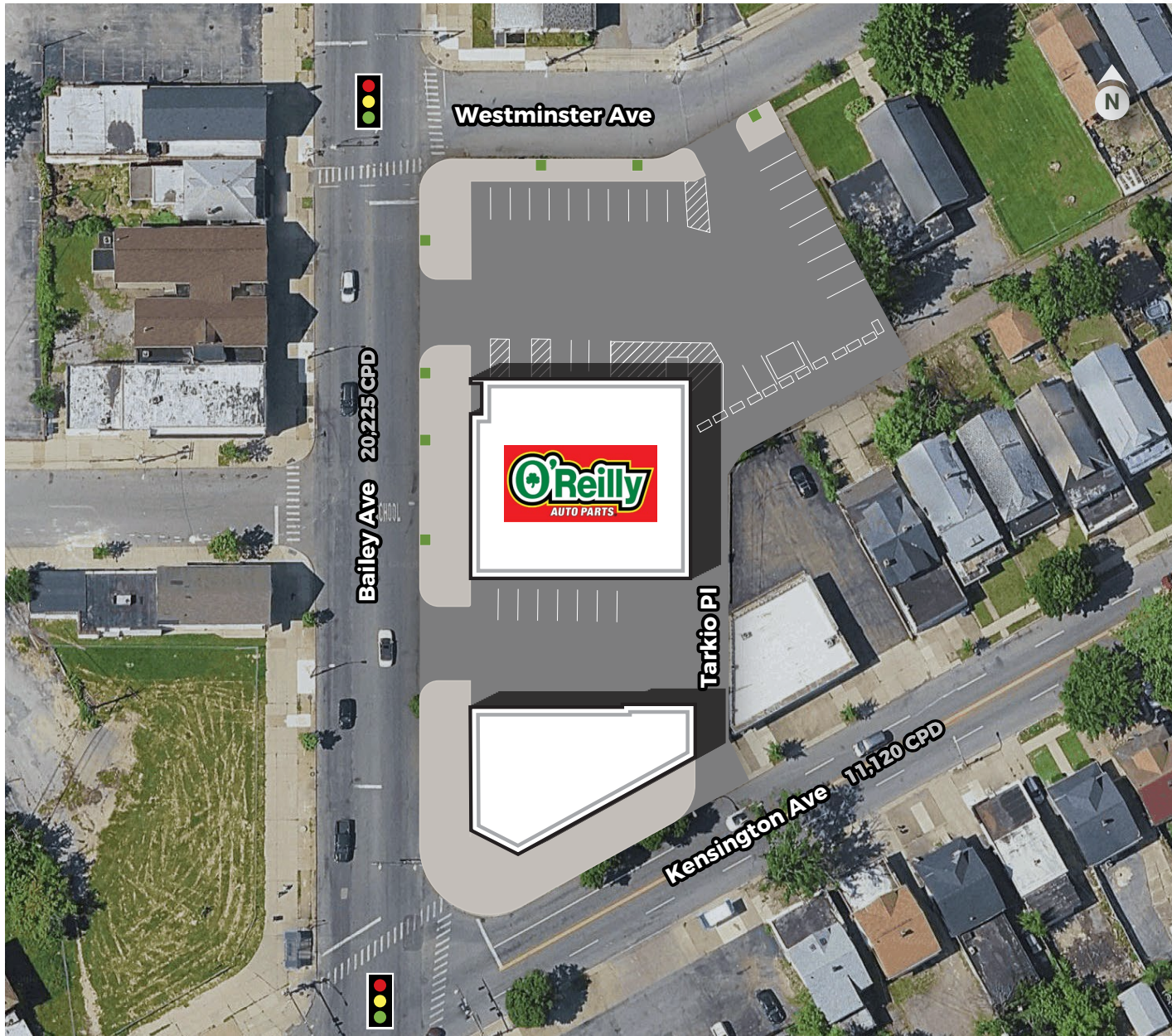
**KRISTIN AMBROSE**  
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kambrose@rmrginc.com | 714-460-1564

**RYAN JONES**  
LEASING ASSOCIATE  
rjones@rmrginc.com | 714-821-2178



# SITE PLAN

BUFFALO



| #    | TENANT              |
|------|---------------------|
| 3079 | O'Reilly Auto Parts |

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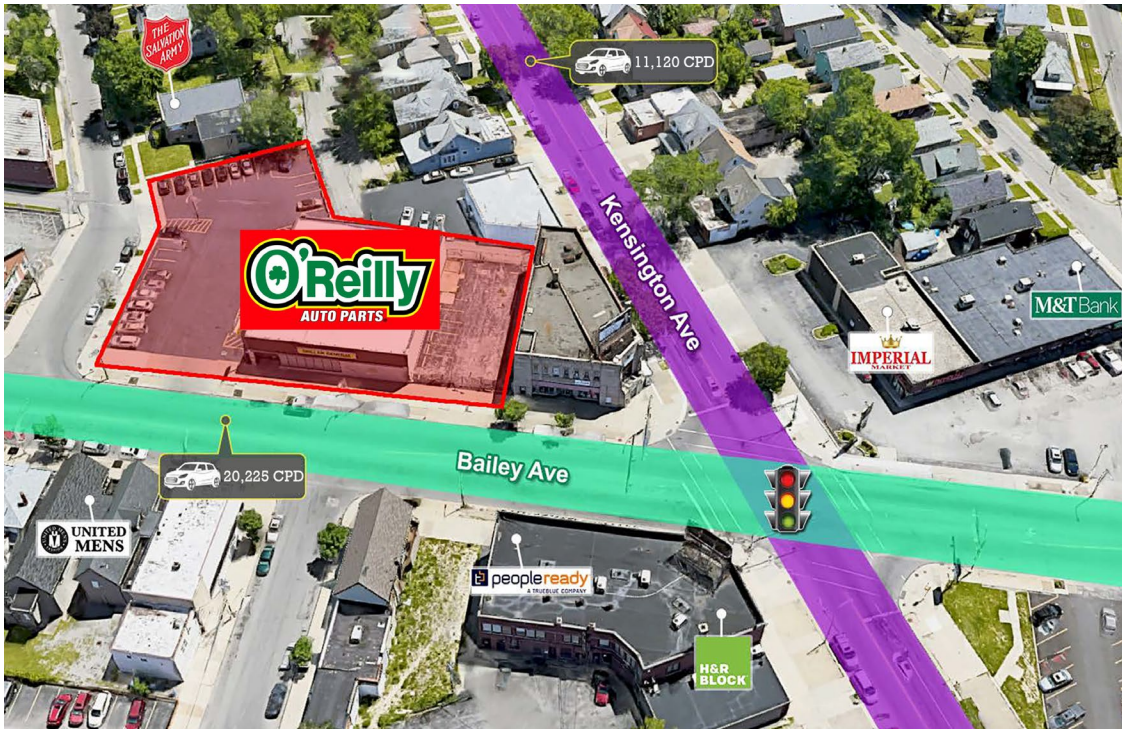
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# AREA INFO

BUFFALO



## 100% LEASED

Located in Buffalo - NY's 2nd largest City

Dense Population of 406,250 within 5 Miles

Located on a Signalized Intersection with a combined traffic count of 31,345 vehicles per day

Mile from Kensington Expy - 97,845 vehicles per day

## NEARBY TENANTS:



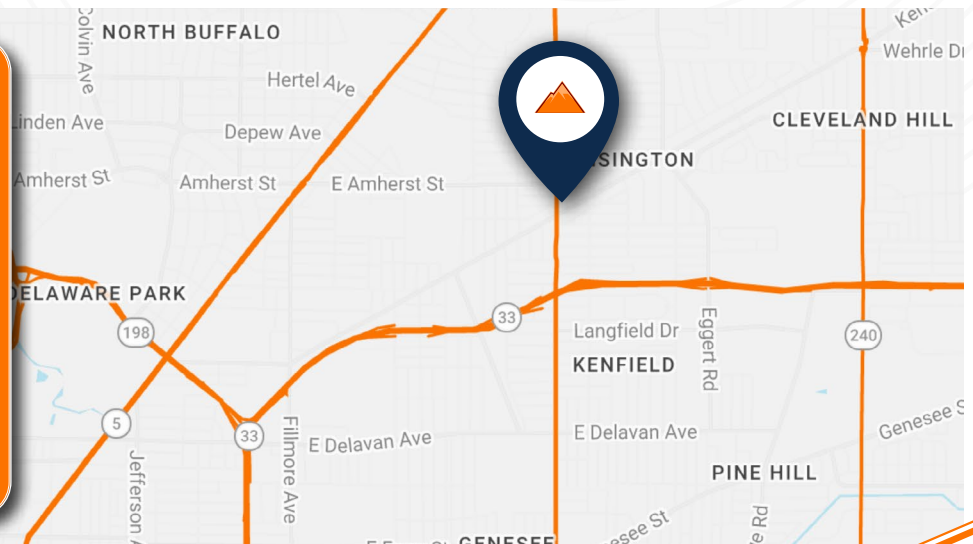
Tim Hortons



KeyBank

Davita

|         |  |  |  |  |
|---------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
|         | POPULATION                                                                         | DAYTIME POPULATION                                                                 | TOTAL HOUSEHOLDS                                                                   | AVG HH INCOME                                                                      |
| 1 Mile  | 32,099                                                                             | 15,407                                                                             | 12,930                                                                             | \$61,008                                                                           |
| 3 Miles | 188,221                                                                            | 101,345                                                                            | 80,838                                                                             | \$87,897                                                                           |
| 5 Miles | 425,446                                                                            | 338,161                                                                            | 187,727                                                                            | \$86,292                                                                           |



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# AREA MAP



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