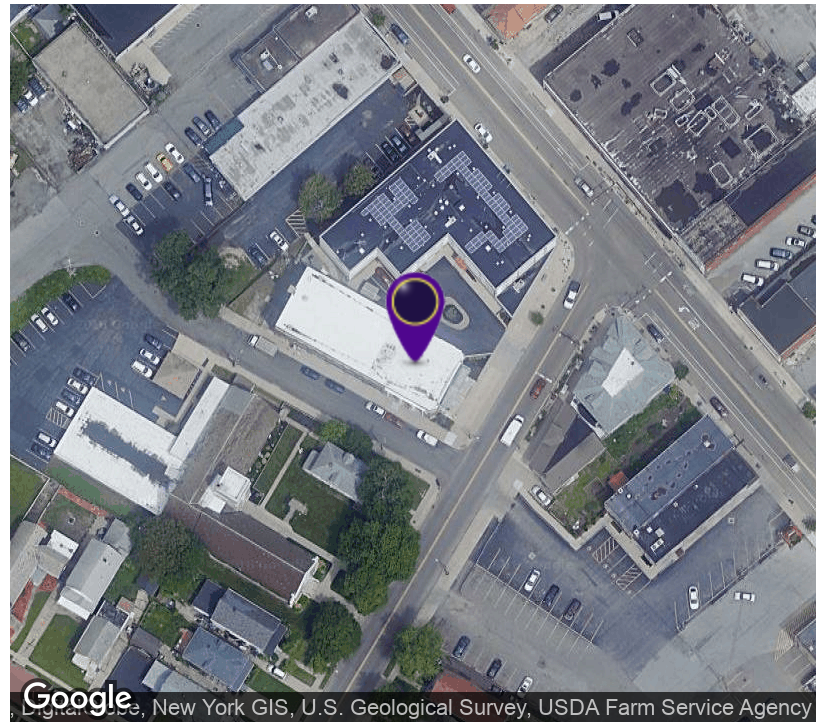


212 Cazenovia Street

Buffalo, NY 14210



OFFERING SUMMARY

Available SF: 3,600 SF

Lease Rate: \$3,500 per month (NNN)

Lot Size: 8,200.0 Acres

Year Built: 1925

Building Size: 3,600 SF

Renovated: 2003

PROPERTY OVERVIEW

The former lodge has a full performance stage with seating for 225 with a full bar, full kitchen, mens and ladies restrooms. This is currently being operated as a banquet hall for all special occasions.

Easy access to wedding ceremonies and receptions, corporate events, holiday parties, fashion shows, dances, auctions, and any other type of event.

LOCATION OVERVIEW

Located 1/2 a mile North of Mercy Hospital. Between Bailey Ave and Route 62 and just off of the I-190 Thruway. It is across from the redevelopment of the former Seneca Cazenovia Movie Theater. The movie theater is currently being completely redeveloped into apartments, retail, and restaurants. Located in the center of many big named stores and businesses, such as; Dollar General, Dollar Tree, Catholic Charities, Cricket, and more. Walking distance to Cazenovia Park.

PROPERTY HIGHLIGHTS

- Plenty of Nearby Parking
- Formally the Buffalo Historical Lodge with Historic Architecture
- Authentic Restorations

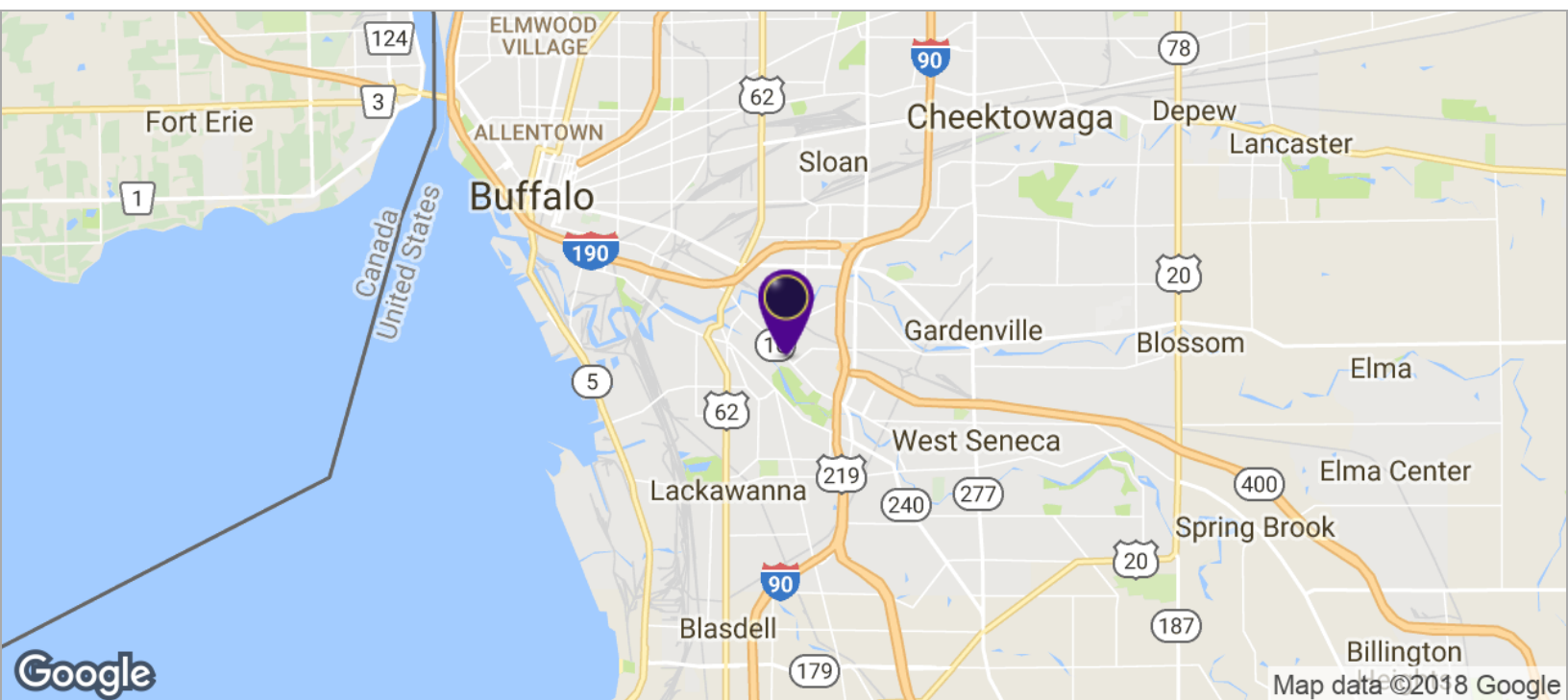
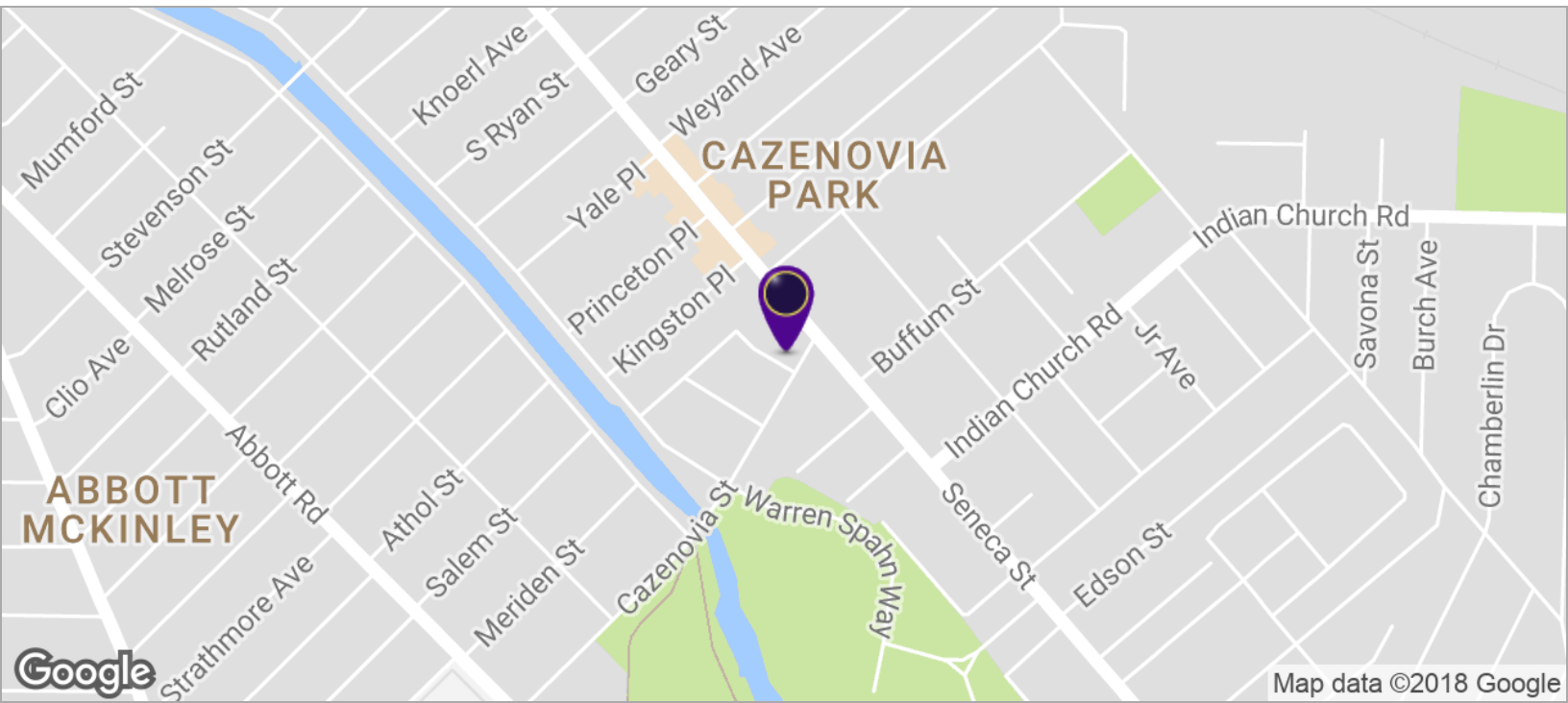


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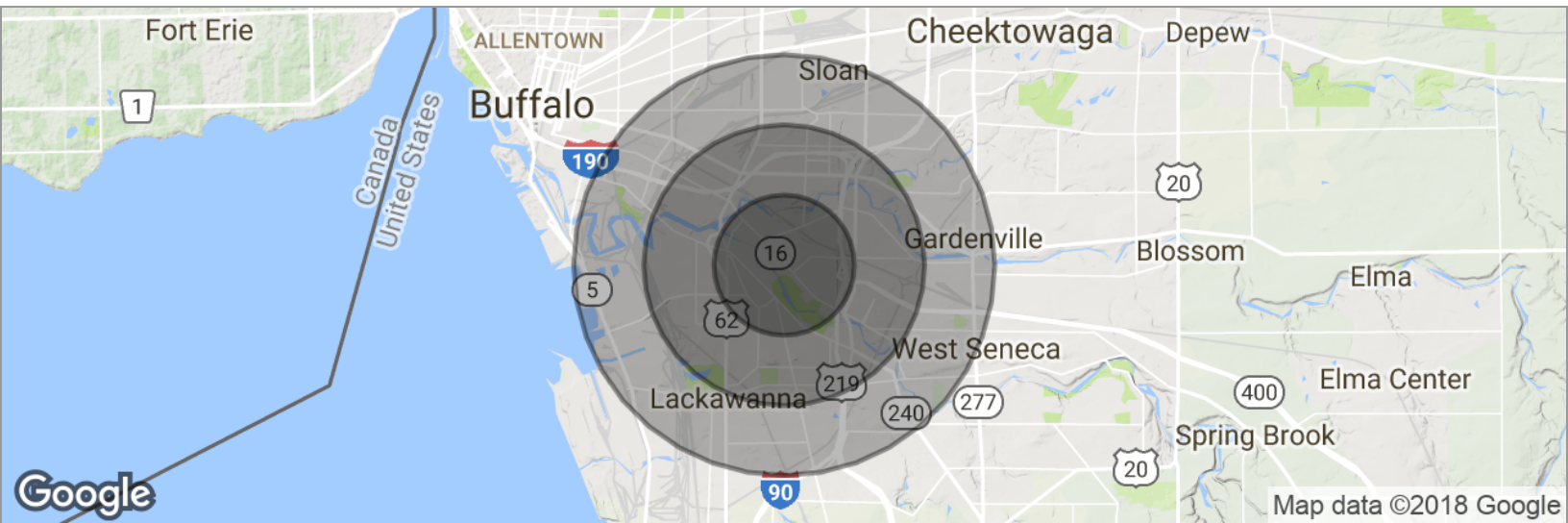


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POPULATION	1 MILE	2 MILES	3 MILES
Total population	24,895	65,303	110,510
Median age	35.3	38.9	40.2
Median age (Male)	33.5	36.4	37.9
Median age (Female)	37.7	41.5	42.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	10,350	27,775	47,992
# of persons per HH	2.4	2.4	2.3
Average HH income	\$46,844	\$49,012	\$46,924
Average house value	\$93,101	\$95,407	\$98,103

** Demographic data derived from 2010 US Census*