

## **AVAILABLE FOR SUBLEASE**



### **Former Rite Aid 2141 Fillmore Avenue Buffalo, New York SITE INFORMATION**

- 10,141 square foot freestanding site with excellent parking available
- Sublease through October 22, 2015
- Lease Rate: \$5.00 Per Square Foot Net
- Percent Rent: 2% of Gross Annual Sales
- Net Charges: \$3.77 +/- psf  
Net Charges include Common Area Maintenance, Real Estate Taxes and Insurance
- Area retailers and restaurants include Dollar General, HSBC Bank, Broad Elm Tire Service, Kittinger Furniture, Lake Effect Laundromat, Tim Hortons, Subway and other locally owned pizzerias and restaurants

### **DEMOGRAPHICS\***

	<u>1 Mile</u>	<u>2 Mile</u>	<u>3 Mile</u>
<b>Population:</b>	23,028	111,474	232,778
<b>Average Household Income:</b>	\$44,119	\$41,787	\$41,484

\*ScanUS 2003 Estimates



**For More Information  
Please Contact  
Penny D. Cipolla at 716/684-9000 Ext. 216  
[www.InnovativeRealty.com](http://www.InnovativeRealty.com)**

All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, change of price, rental or other conditions, prior sale, leases or financing or withdrawal without notice.