

**1,260 SF OFFICE / RETAIL FOR LEASE**

**HIGHLY VISIBLE OFFICE / RETAIL FOR LEASE**

**FEATURES**

Total Building Size	3,066 ± Sq. Ft.
Total Availability	1,260 ± Sq. Ft.
Lot Size	.11 ± Acres
Zoning	R2A

**Property Highlights**

- Lancaster office / retail space available for lease
- Centrally located in the Village of Lancaster
- Highly visible from Broadway with excellent traffic counts
- Nearby amenities include: restaurants, markets, gyms, daycare, shopping plazas, banks, and more
- Private, off-street parking available on site
- Ideal for: insurance sales, call center, hair salon, law firm / financial center
- Minutes to NYS Thruway and major thoroughfares



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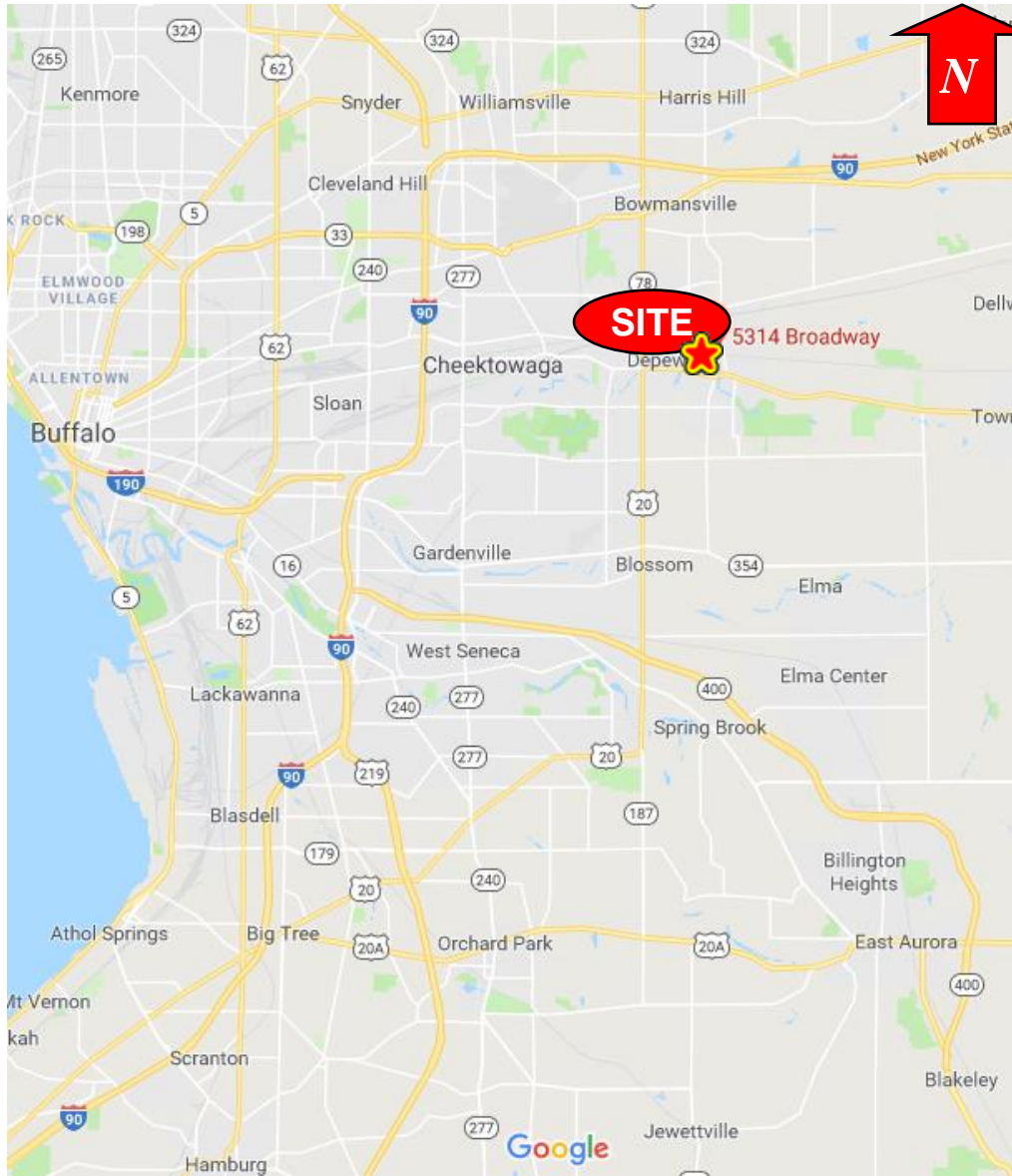
[pyramidbrokerage.com](http://pyramidbrokerage.com)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	12,206	60,753	114,700
Average Household Income	\$65,355	\$82,928	\$78,032

FOR LEASE

5314 Broadway

Lancaster, New York



Location Map



Aerial