

FOR LEASE

# 2095 Kensington Avenue

Amherst, NY 14226



## Total of 3,300 ± SF OF OFFICE SPACE AVAILABLE

### Features

|                     |  |
|---------------------|--|
| Total Building Size | 6,687 ± sq. ft.                                      |
| Space Available (2) | Space 1: 1,100 ± sq. ft.<br>Space 2: 2,200 ± sq. ft. |
| Parking             | Surface Lot  |

### Property Highlights

- Centrally located office space available
- Two (2) offices for lease
- Located in Amherst, NY with easy access from Harlem Road, Wehrle Drive and Kensington Avenue
- Minutes away from NYS Thruway I-290
- Many nearby amenities including restaurants, banks, pharmacies, and grocery stores
- Ideal for: professional office user, medical office, photography studio, insurance agency, and health-related services

| Demographics        | 1 Mile    | 3 Miles  | 5 Miles  |
|---------------------|-----------|----------|----------|
| Population          | 15,017    | 140,453  | 350,127  |
| Average H.H. Income | \$109,645 | \$81,515 | \$84,149 |



### Contact

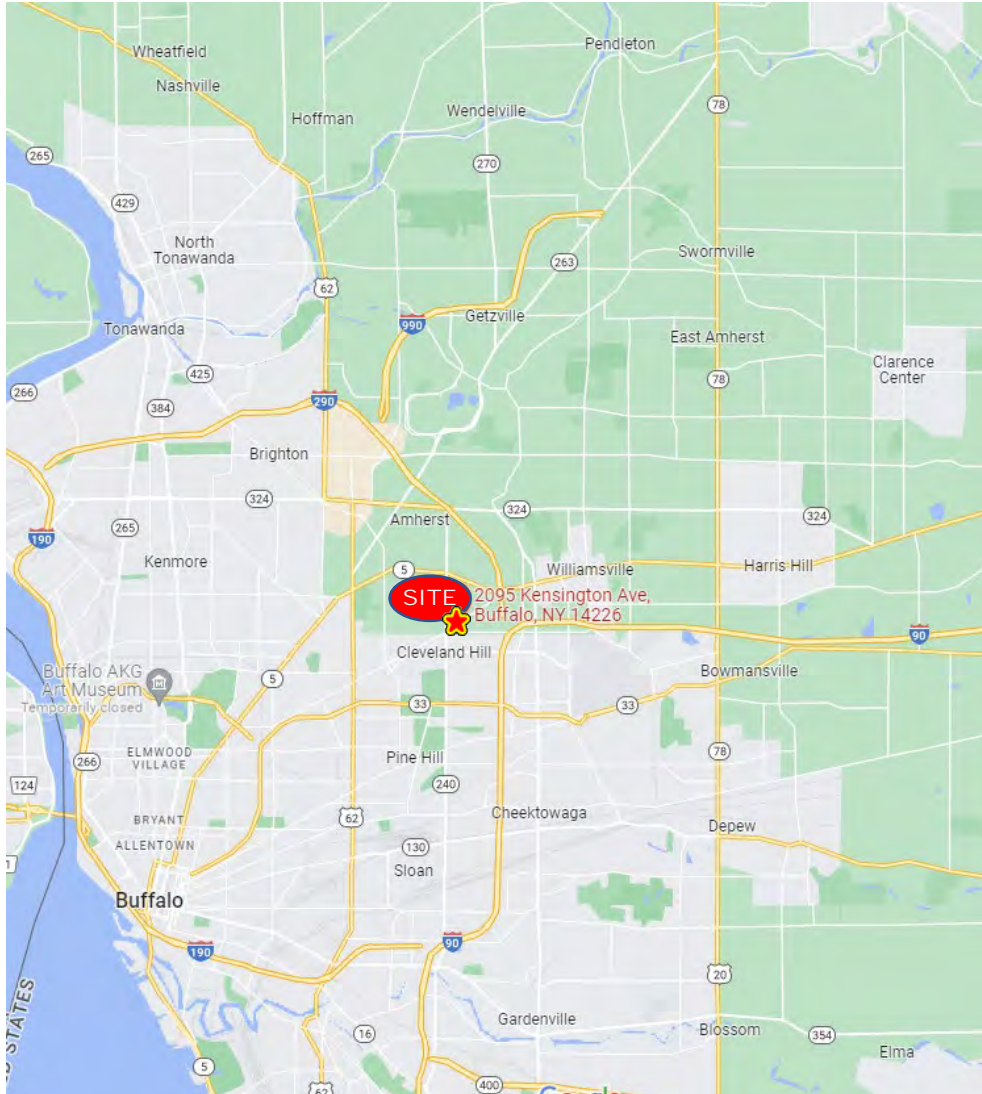
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Location Map



Aerial