

FOR LEASE

8680 Main Street
Clarence, New York 14221



3,870 ± SF Freestanding Retail/Office Building

Building Features

Building Size	3,870 ± Sq. Ft.
Parking	Ample on-site

Property Highlights

- Standalone building for lease suitable for retail or office use
- Located on Main Street in Clarence, NY, offering high visibility and easy access
- Functional two-story layout with additional storage space in the basement and attic
- Currently operating as a doggy day care/groomer
- Close to Transit Road's retail corridor
- Excellent exposure on Main Street with prominent signage in front of the building
- Ideal for: general office and retail users including CPA firms, law Firms, boutique retailer

Demographics	1 Mile	3 Miles	5 Miles
Population	3,427	35,099	125,472
Average H.H. Income	\$117,835	\$136,953	\$122,830

Source: ESRI Business Analyst 2023

Contact

JOHN TICCO, III
Associate Real Estate Broker
+1 716 863 5304
jtico@pyramidbrokerage.com

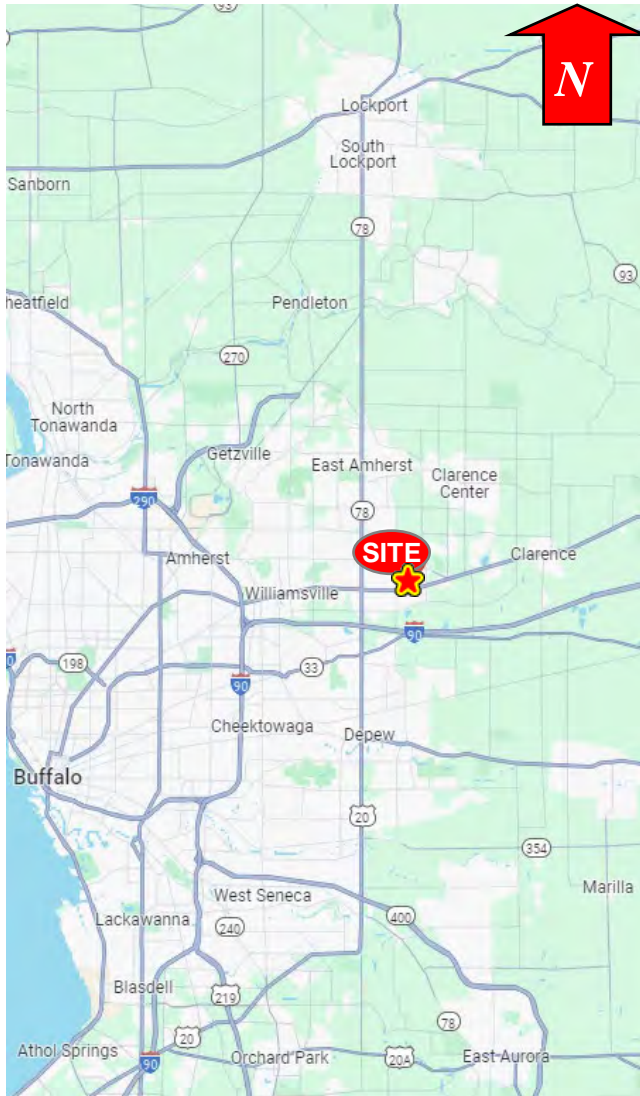
Freestanding Retail/Office Building



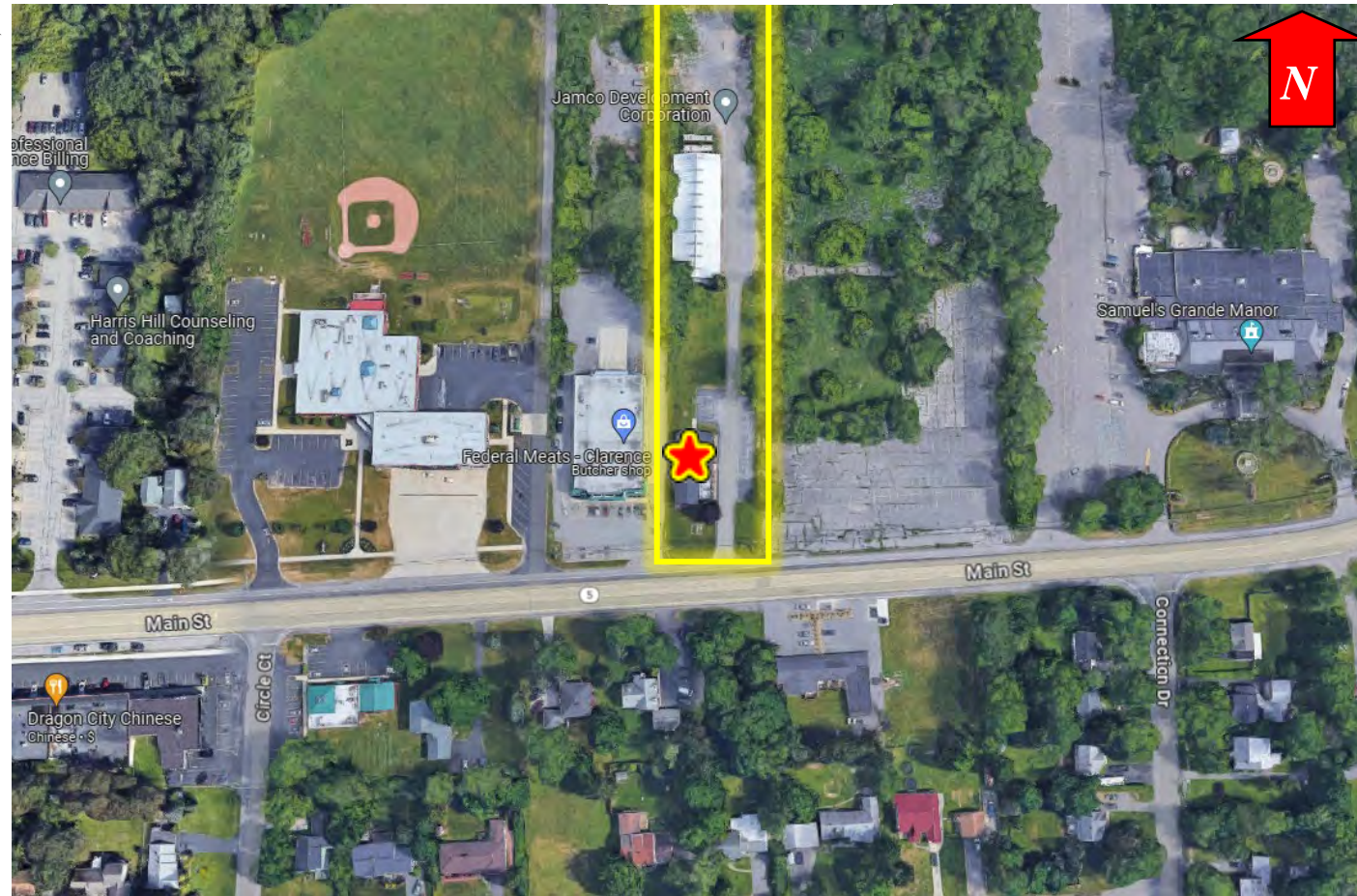
14 Lafayette Square, Suite 1900
Buffalo, New York 14203
+1 716 852 7500
pyramidbrokerage.com

FOR LEASE

8680 Main Street | Clarence, NY



Location Map



Aerial

FOR LEASE
8680 Main Street | Clarence, NY



Property Photos