

SUBLEASE OPPORTUNITY

9097 Main Street
Clarence, NY 14031



3,700 ± SF of Medical Office Space Available

Building Features

Total Building Size	9,078 ± Sq. Ft.
Space Available	3,700 ± Sq. Ft.

Property Highlights

- Fully furnished turnkey medical office space available for long-term sublease
- Well-designed and maintained with ample parking on-site
- Ready for immediate occupancy
- Contiguous to a primary care physician
- Excellent location on Main Street in Clarence, NY
- Strategically situated near the well-traveled intersection of Main Street and Sheridan Drive
- Conveniently located five minutes east of Transit Road
- Easy access to and from the growing towns of Clarence, Lancaster, and Amherst
- Ideal for: medical practice, urgent care/clinic, dental office, professional office

Demographics	1 Mile	3 Miles	5 Miles
Population	2,830	28,828	99,030
Average H.H. Income	\$120,172	\$144,535	\$129,625

Source: ESRI Business Analyst 2023

Contact

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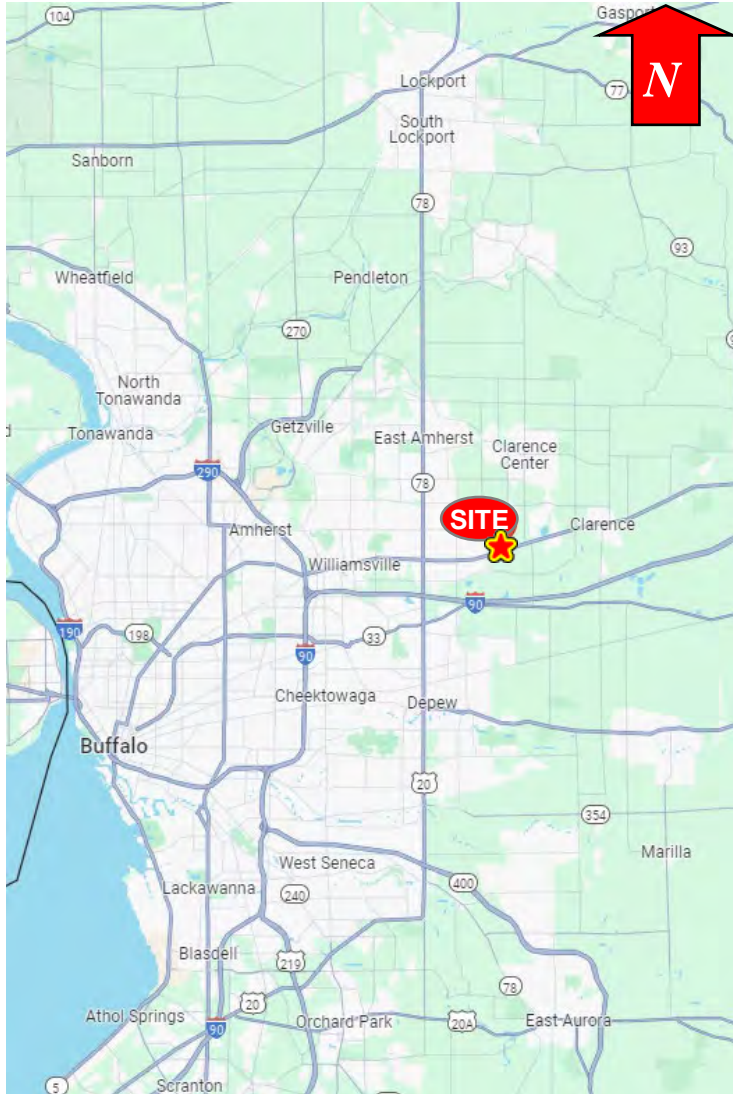
Turnkey Medical Office Opportunity



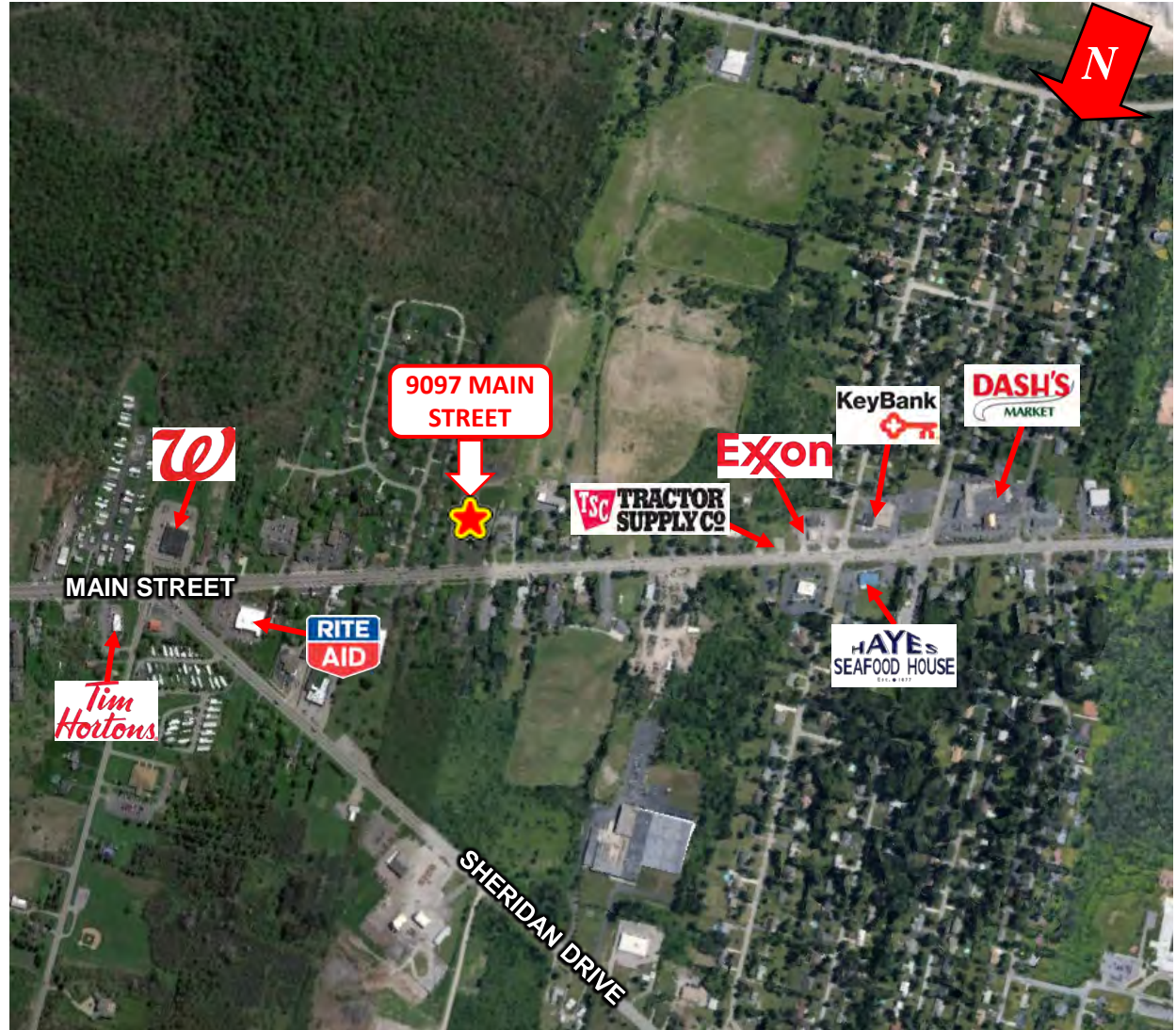
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Location Map



Aerial

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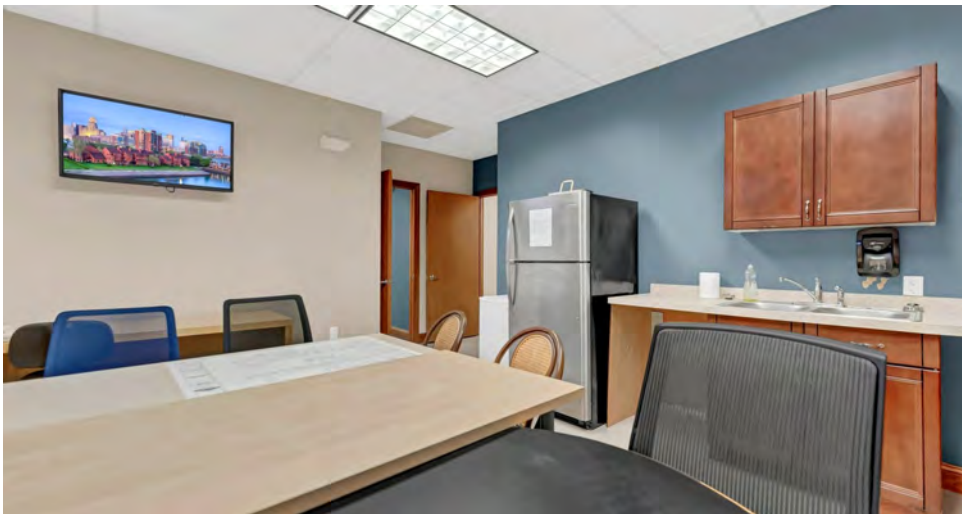
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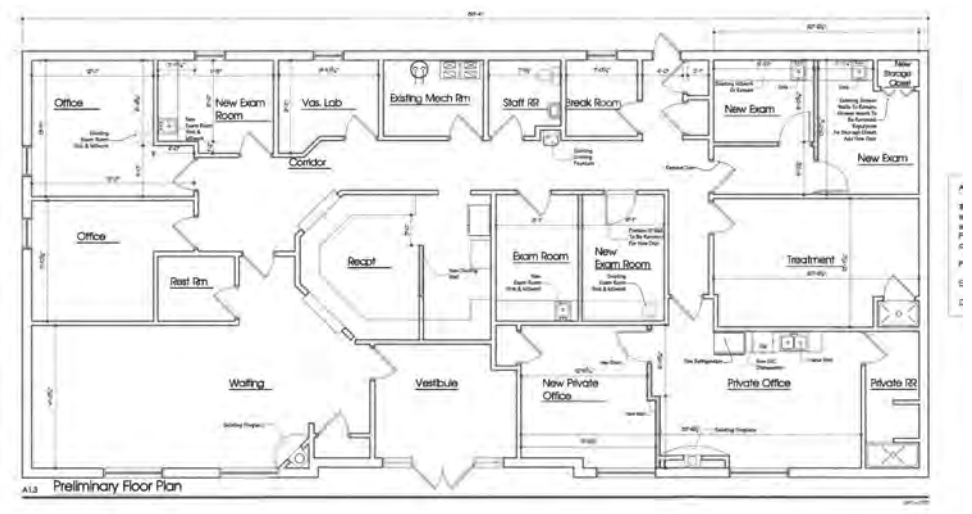
Vestibule



Waiting Room



Break Room



Floor Plan