

FOR SALE

LANCASTER VILLAGE OFFICE BUILDING WITH RENTAL INCOME

Building Features

Building Size	4,350 ± Sq. Ft.
Lot Size	0.55 ± Acres

Property Highlights

- Highly visible building located on Broadway in the Village of Lancaster (16,694 AADT)
- The property features two office suites; one provides long-term rental income, and the other will be delivered vacant
- Ample on-site parking
- Located in the revitalized village of Lancaster, just a short walk to the Central Business District
- Five minutes east of Transit Road
- Ideal for: insurance office, law firm, real estate services, sales office



Demographics	1 Mile	3 Miles	5 Miles
Population	8,417	53,399	105,958
Average HH Income	\$86,837	\$113,701	\$107,299

Traffic Count

Broadway	16,694 AADT
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EXCLUSIVE CONTACT

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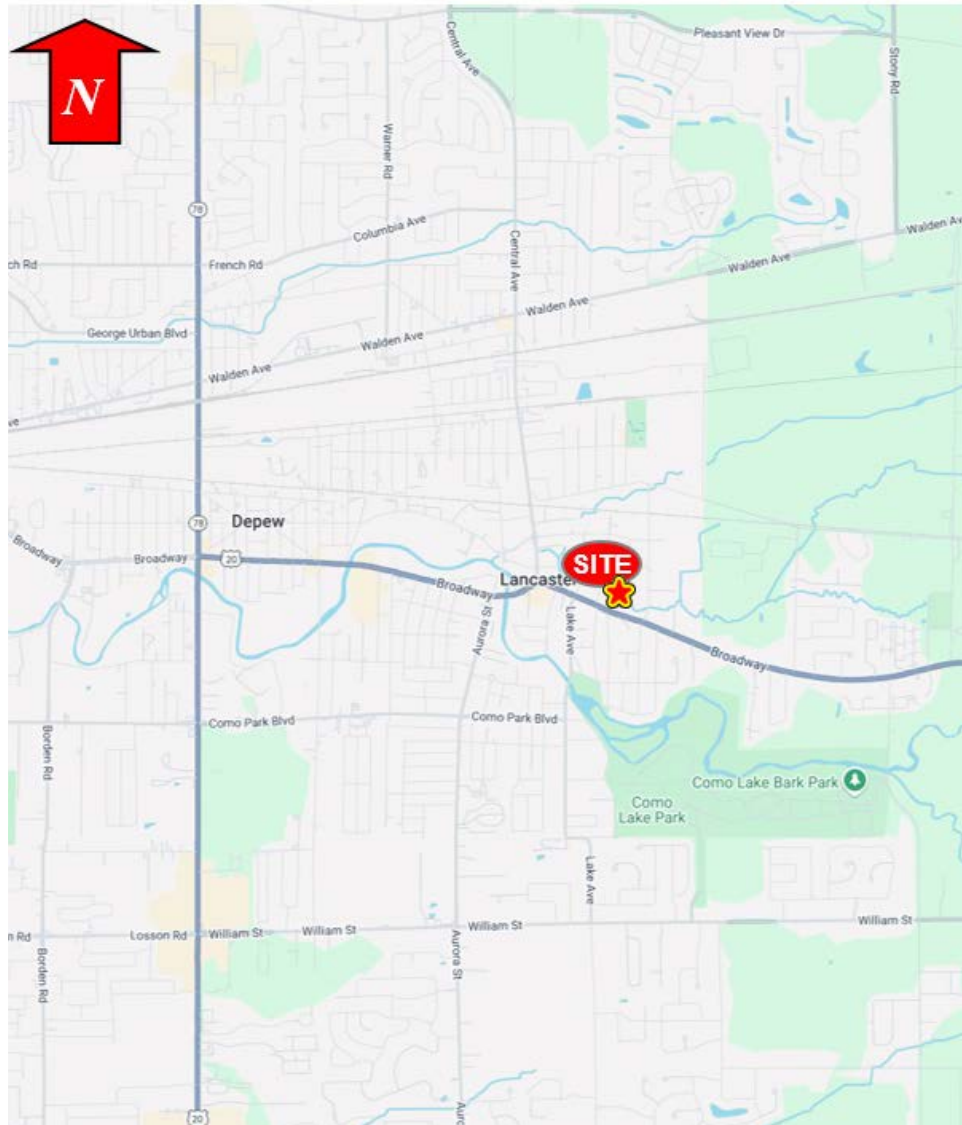


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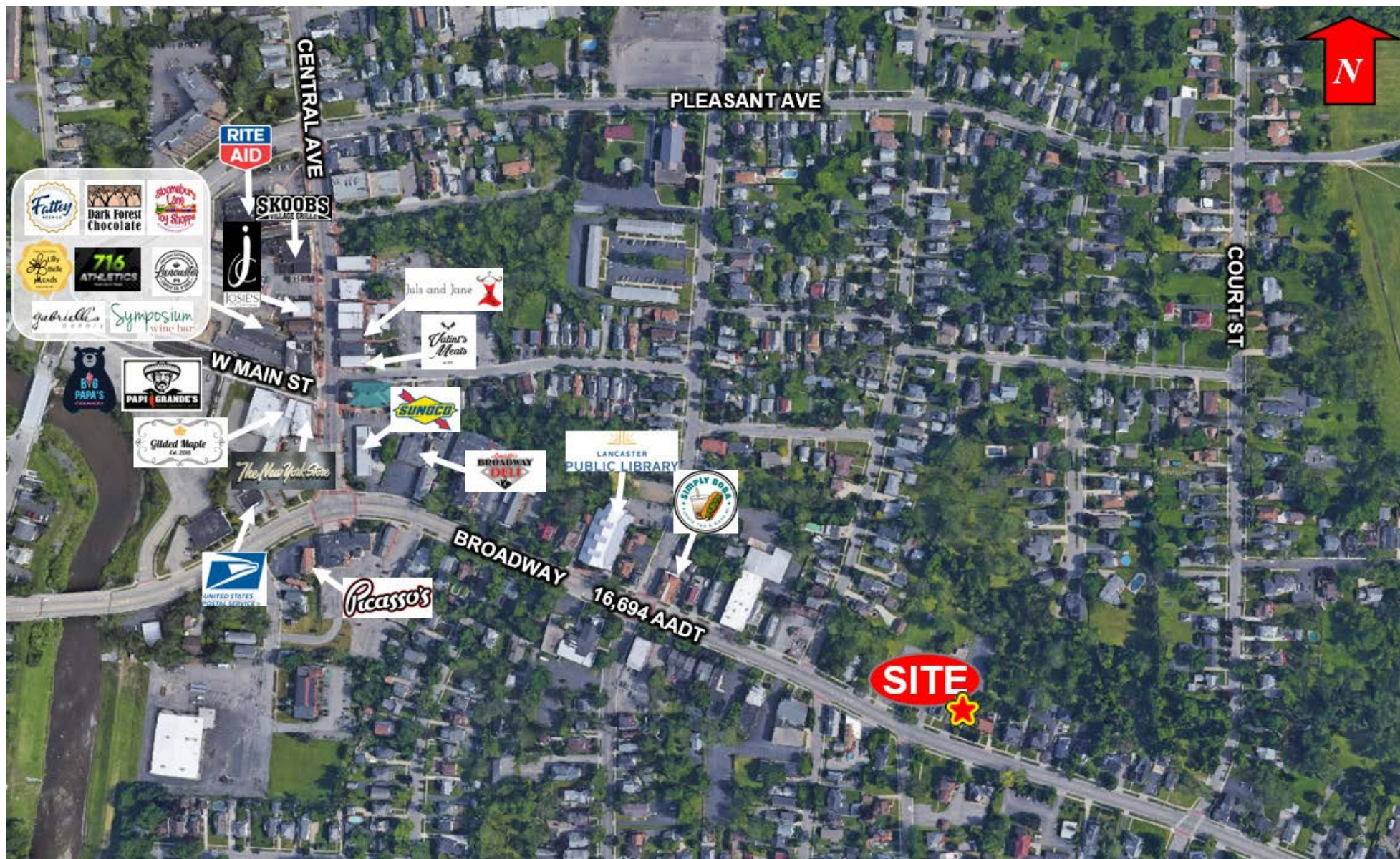
5532 Broadway
Lancaster, New York



Location Map



Aerial



Aerial

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