



FOR LEASE

STERLING PARK MEDICAL OFFICE SPACES AVAILABLE

Property Highlights

- Multiple spaces available for various medical uses
- 3,870[±] Sq. Ft. 1,331[±] Sq. Ft. & 1,181[±] Sq. Ft.
- Co-tenants include various specialty medical practices
- Located in highly successful Sterling Medical Park
- Located VERY close to the Route 219 Expressway and a short drive to the NYS Thruway
- Traffic counts exceed 18,000 cars/day on Milestrip Road
- Excellent demographics and located in one of the fastest growing areas of Western New York
- Surrounded by ample nearby amenities
- Located on heavily traveled and vibrant Milestrip retail corridor
- Ample parking on-site
- Ideal for other medical practices and professional office users

Building Features

Spaces Available	3,870 [±] Sq. Ft.
	1,331 [±] Sq. Ft.
	1,181 [±] Sq. Ft.

Total Building Size	15,393 [±] Sq. Ft.
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Lot Size	2.3 [±] Acres
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Demographic	1 Mile	3 Miles	5 Miles
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Population	3,977	52,084	144,194
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Average H.H. Income	\$106,684	\$106,565	\$97,345
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Source: ESRI Business Analyst 2025

Traffic Counts

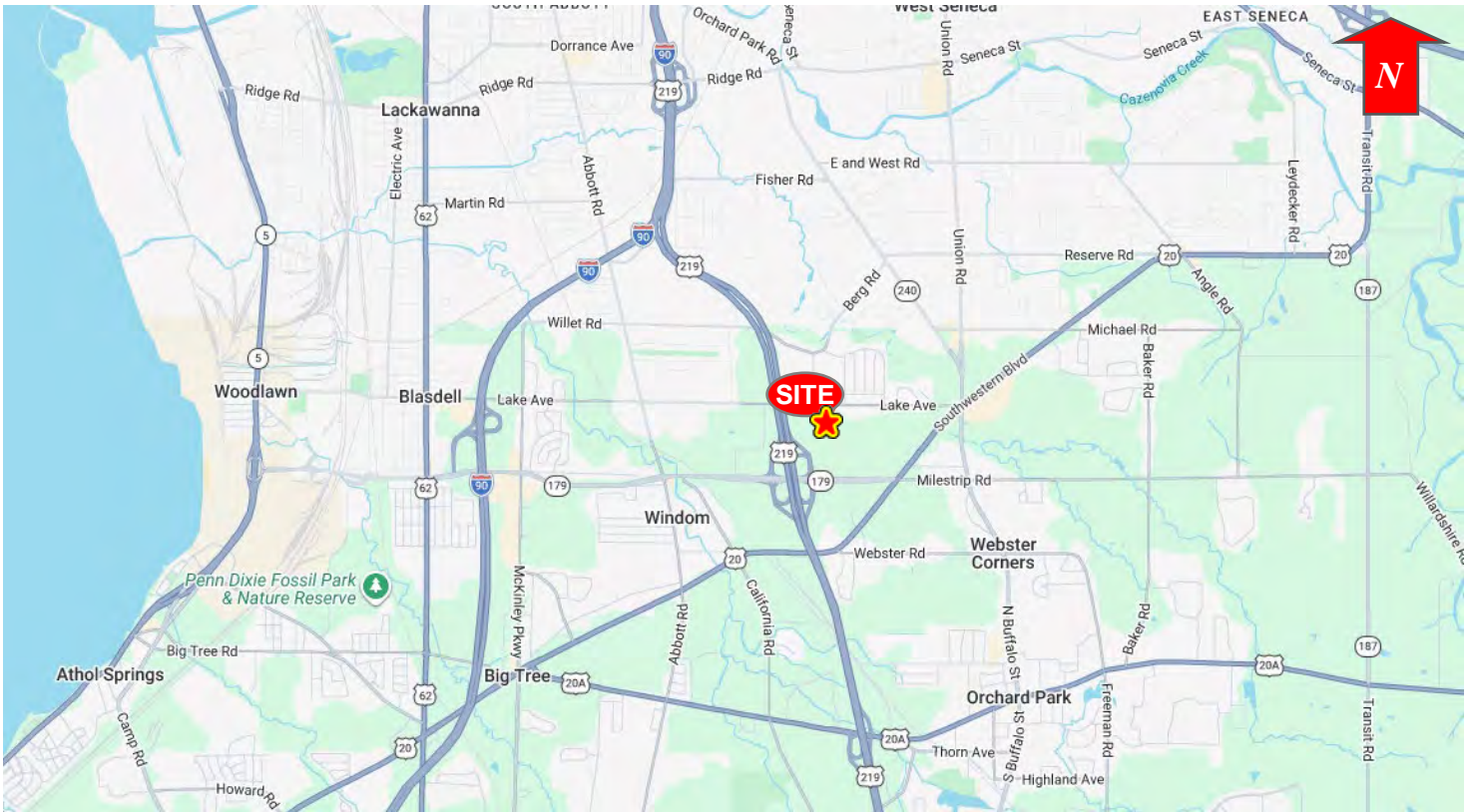
Milestrip Road	18,572 AADT
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Source: GBNRTC

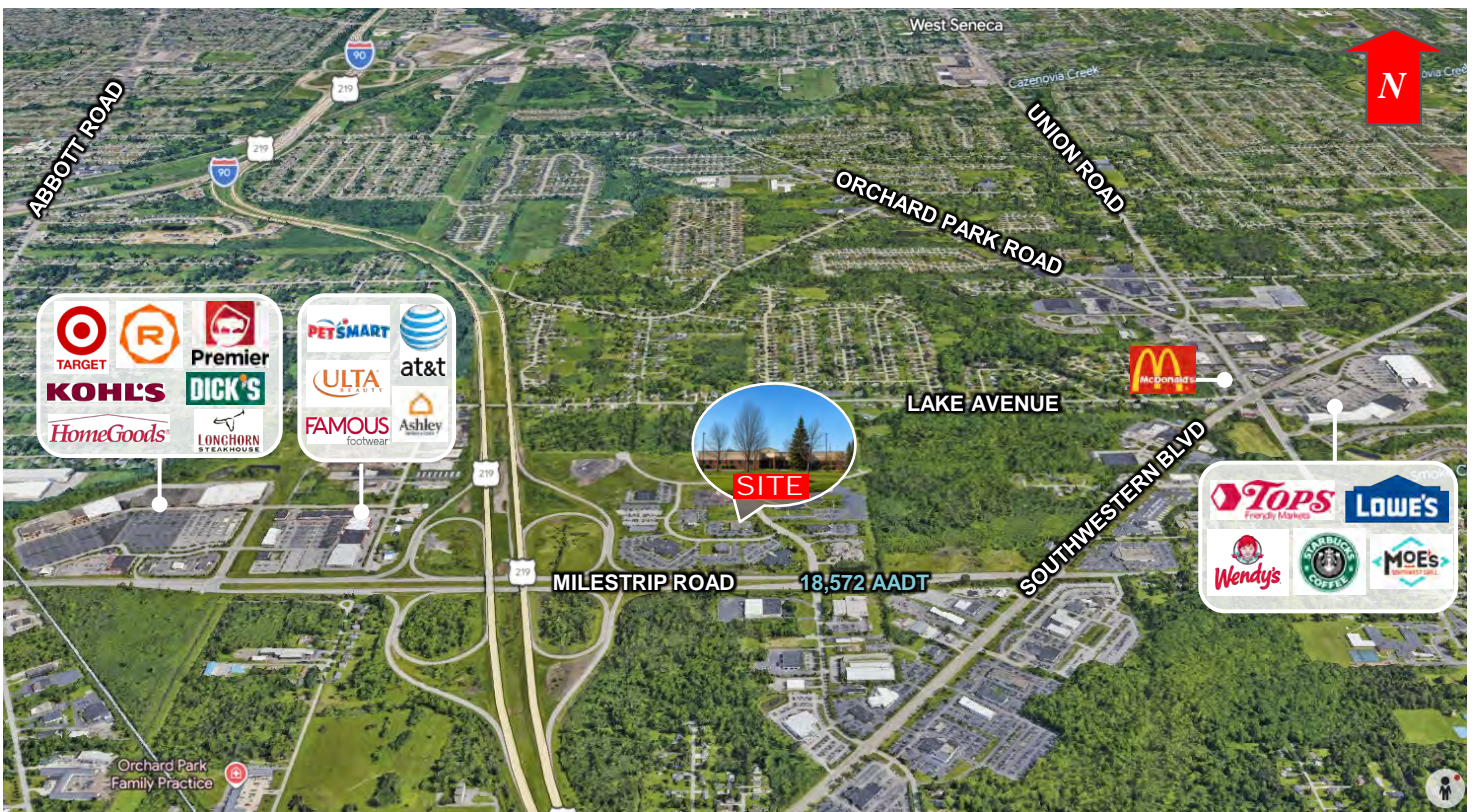
EXCLUSIVE CONTACT

Richard J. Schechter
Associate Real Estate Broker
 +1 716 316 4040
 rschechter@pyramidbrokerage.com

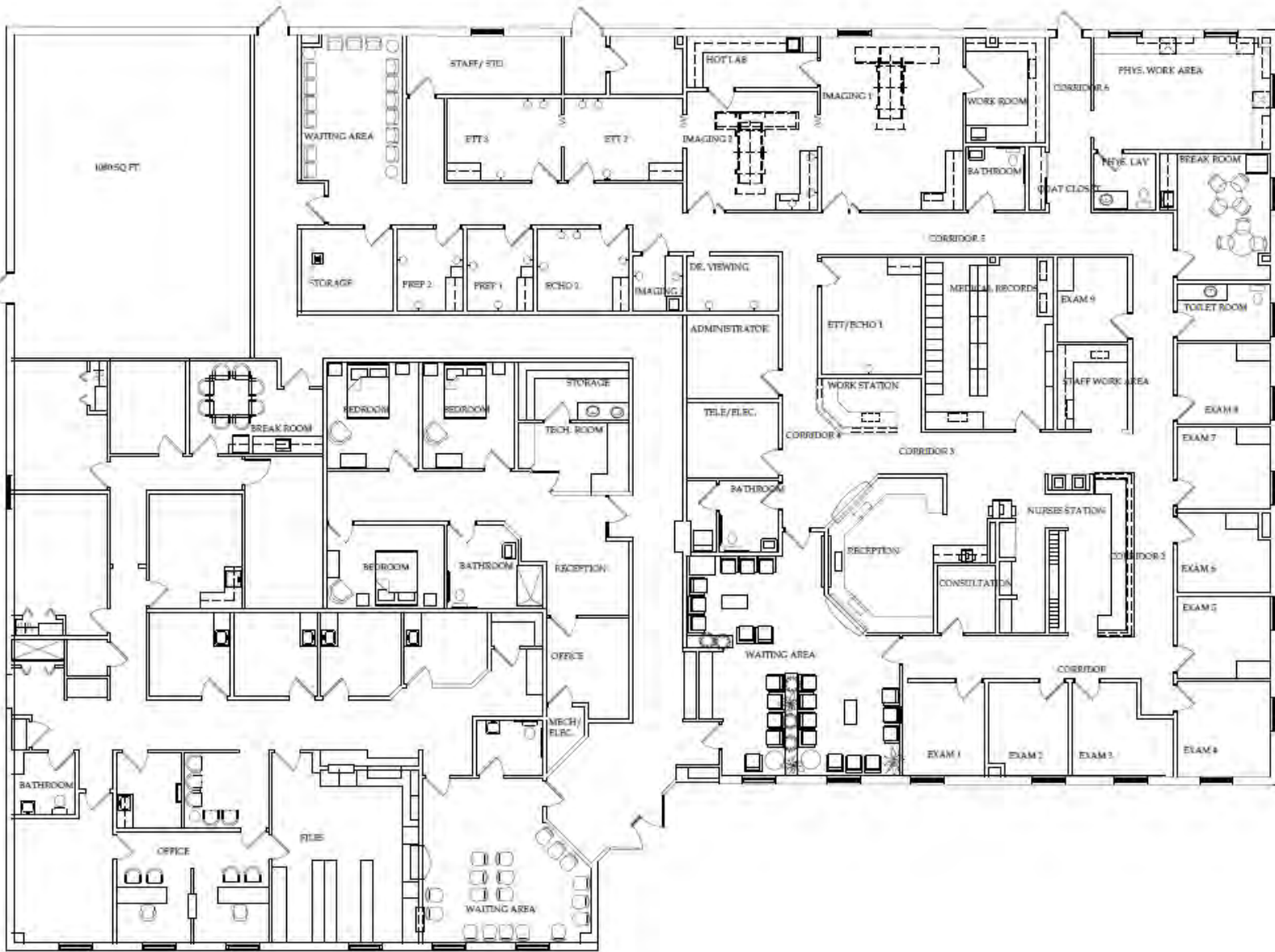
450 Corporate Parkway, Suite 102
 Buffalo, New York 14226
 +1 716 852 7500
pyramidbrokerage.com



Location Map



Aerial



Floor Plan