


FOR LEASE

3,020± SF PROFESSIONAL OFFICE

Property Highlights

- First floor and lower level, each floor approximately 1,500± SF
- Multiple offices, conference room, Reception area
- Lower level, kitchenette, breakroom and plenty of storage
- Excellent location near shopping plaza, banks, pharmacy, etc.
- Very well maintained

Demographic	1 Mile	3 Miles	5 Miles
Population	4,034	32,759	97,088
Households	1,850	13,879	40,682
Average H.H. Income	\$128,646	\$94,843	\$77,646
Daytime Employees	1,358	18,622	49,706

Source: ESRI Business Analyst 2025

Traffic Counts

Kellogg Rd	12,370 AADT/2023
Tibbitts Rd	1,947 AADT/2025

Source: NYS DOT

EXCLUSIVE CONTACT

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**CUSHMAN &
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