

FOR LEASE
FLEXIBLE COMMERCIAL SPACE AVAILABLE
Building Features

Building Size	1,800 $\pm$ Sq. Ft.
Lot Size	.24 $\pm$ Acres

Property Highlights

- Flexible floor plan
- Fully accessible with ramp access and no interior steps
- Multiple private offices with open workspace areas
- On-site parking for customers and employees
- Strong signage and branding opportunities
- High daily traffic counts
- Strategically located at the signalized intersection of Harlem Rd & Clinton St
- Near NYS Thruway (I-90)
- Centrally located serving Cheektowaga, West Seneca and Lancaster
- Ideal for professional office users, medical/wellness users, retail & customer-facing businesses and service businesses


Demographic

	1 Mile	3 Miles
Population	10,768	110,314
Average H.H. Income	\$76,112	\$74,136



Source: ESRI Business Analyst 2025


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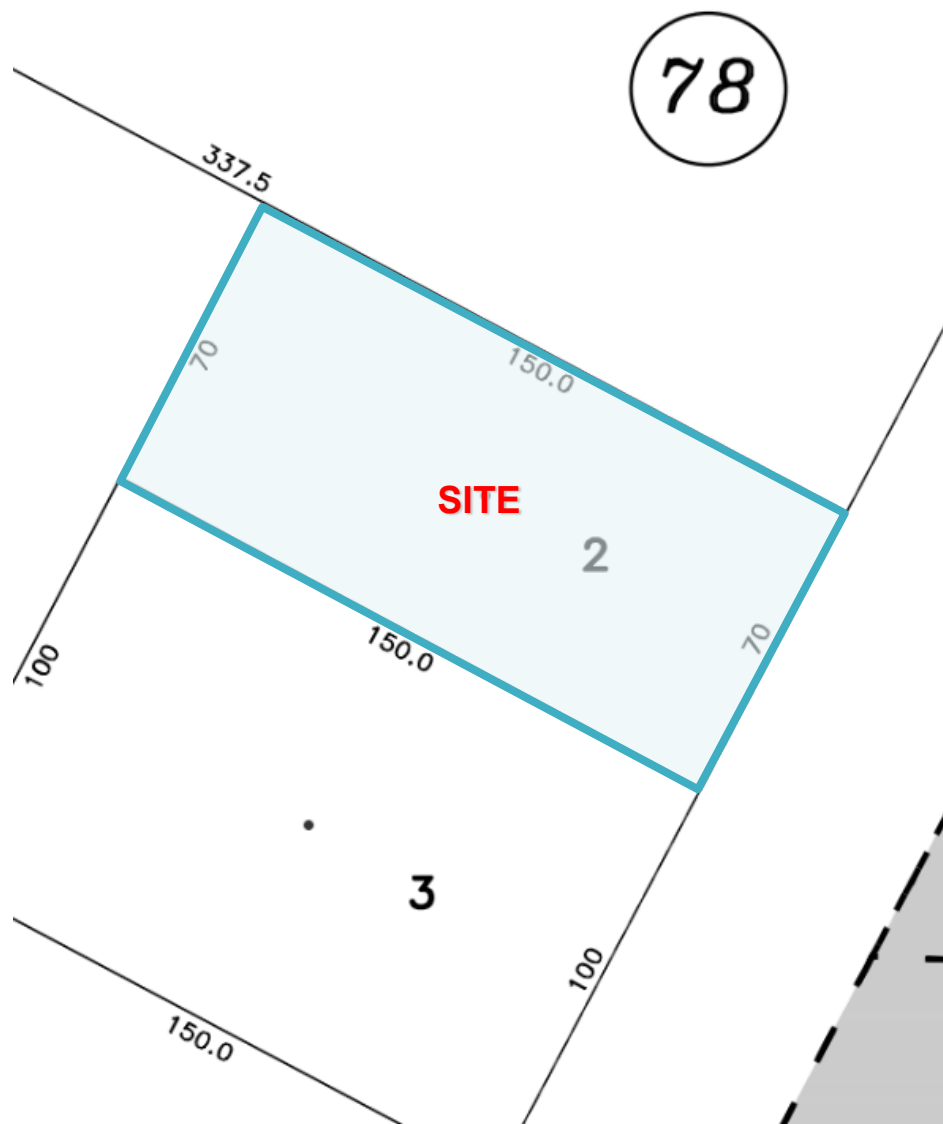
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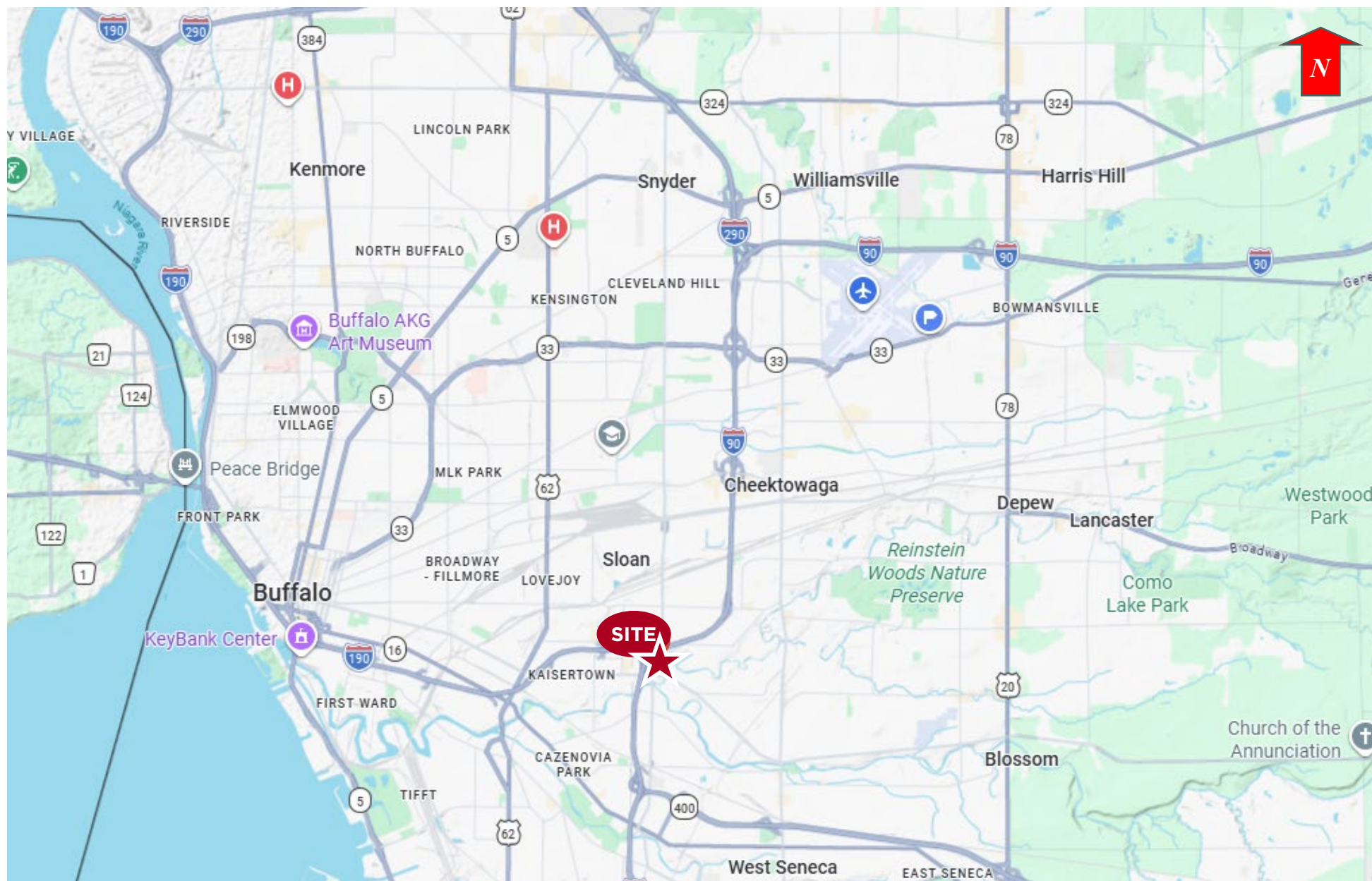
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Aerial



Tax Map



Site Map

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