



## FOR LEASE

# 12,422± MIXED USE COMMERCIAL BLDG.

### Property Highlights

- Combination of finished office/retail space and small storage units
- Storage units ranging from 300-500 SF ideal for contractors & inventory
- Flexible floorplan accommodating a variety of office/retail/service uses
- Prominent Main Street frontage with outstanding visibility
- Immediate access to the metro rail
- Minutes to downtown to Buffalo Niagara Medical Campus
- Easy Access to NYS Thruways
- Ideal for professional office, nonprofit/community services, retail showroom/fitness, & storage

### Building Features

|               |                 |
|---------------|-----------------|
| Building Size | 12,422± Sq. Ft. |
| Lot Size      | .70± Acres      |

| Demographic         | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------|----------|----------|----------|
| Population          | 29,789   | 182,294  | 352,459  |
| Average H.H. Income | \$95,208 | \$78,696 | \$81,624 |

Source: ESRI Business Analyst 2025

### EXCLUSIVE CONTACT

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