
FOR LEASE

RETAIL/PROFESSIONAL OFFICE SPACE

Property Highlights

- Retail/professional office space for lease in sought after Village of Williamsville location
- Former dance studio featuring reception area, open work/retail, and restrooms
- Well-maintained building with ample parking
- Signage available
- Walking distance to many area amenities, retail, and other services
- Easy access to NYS Thruways
- Ideal For: general retail and professional office users

Building Features

Space Available	2,372± Sq. Ft.
Lot Size	0.85± Acres

Demographic

	1 Mile	3 Miles	5 Miles
Population	10,169	85,729	267,126
Average H.H. Income	\$108,476	\$113,062	\$100,430

Source: ESRI Business Analyst 2025

Traffic Counts

Main Street	34,389 AADT
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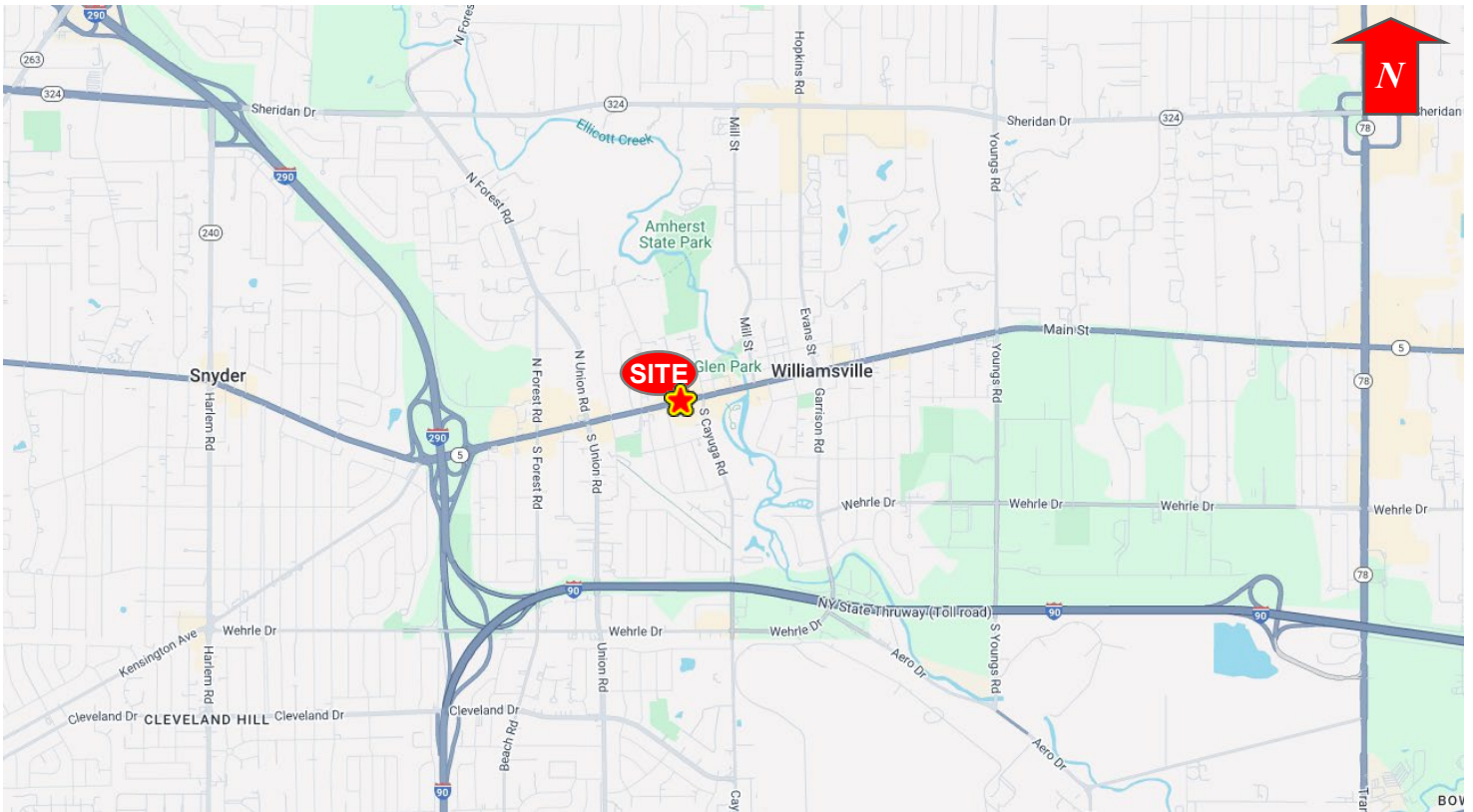
Source: GBNRTC

EXCLUSIVE CONTACT

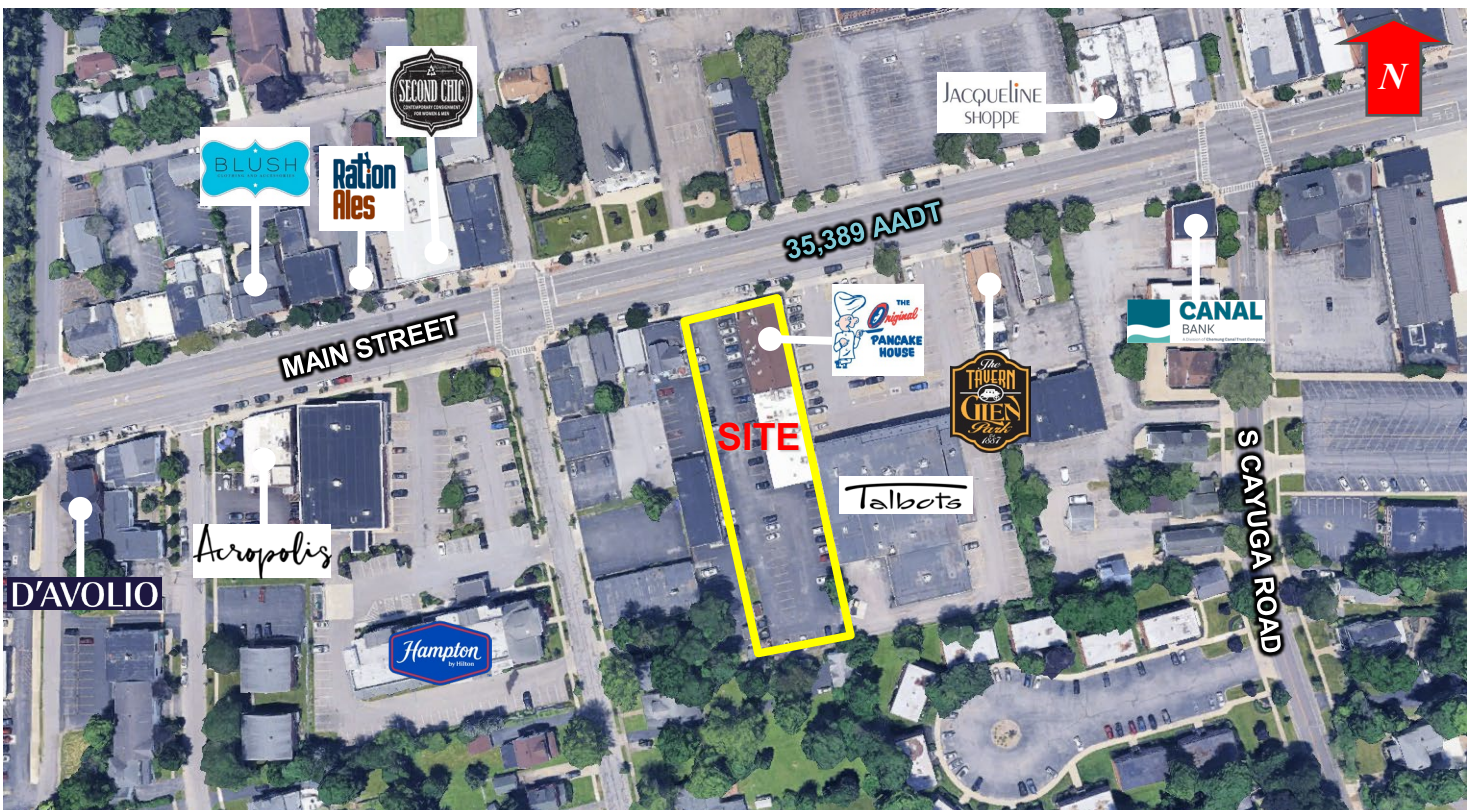
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Location Map



Aerial