


FOR SALE

SINGLE TENANT MEDICAL OFFICE BLDG.

Property Highlights

- 1,300± SF of medical/professional office space with 1,200± SF of below-grade storage
- Four exam rooms, reception area, waiting room, private office, and restroom
- Flexible floor plan suitable for a variety of medical or professional office users
- Front and rear entrances with direct access to the main floor
- Approximately 11 dedicated on-site parking spaces in a highly accessible West Genesee Street location

Demographic	1 Mile	3 Miles	5 Miles
Population	9,792	39,230	90,007
Households	4,523	17,474	39,656
Average H.H. Income	\$107,246	\$115,603	\$104,187
Daytime Employees	3,819	11,689	49,210

Source: ESRI Business Analyst 2026

Traffic Counts

West Genesee Street 20,295 AADT

Source: NYS DOT 2025

EXCLUSIVE CONTACT

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**CUSHMAN &
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