



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**8200 Main Street
Williamsville, New York**



FOR LEASE

WILLIAMSVILLE RETAIL/OFFICE/MIXED-USE SPACE FOR LEASE

Property Highlights

- Retail/office/mixed-use space available for lease in well located shopping center
- 3,000± SF space available
- 1,500± SF space available
- 13,062± SF turnkey gym available January 2027
- Located one (1) block from the Main-Transit Retail Corridor
- Ample parking on-site via surface lot
- Dense and affluent residential backup
- Strong demographics and high traffic counts
- Central Western New York location
- Ideal For: salon, small retailers, insurance, financial offices, fitness/gym users

Building Features

Total Size	69,955± Sq. Ft.
Space Available	Up To 17,600± Sq. Ft.
Parking	Ample On-Site

Traffic Counts

Main Street	18,160 AADT
Transit Road	34,250 AADT

Source: GBNRTC

Demographic	1 Mile	3 Miles	5 Miles
Population	5,854	43,460	149,858
Average H.H. Income	\$124,916	\$133,210	\$125,952

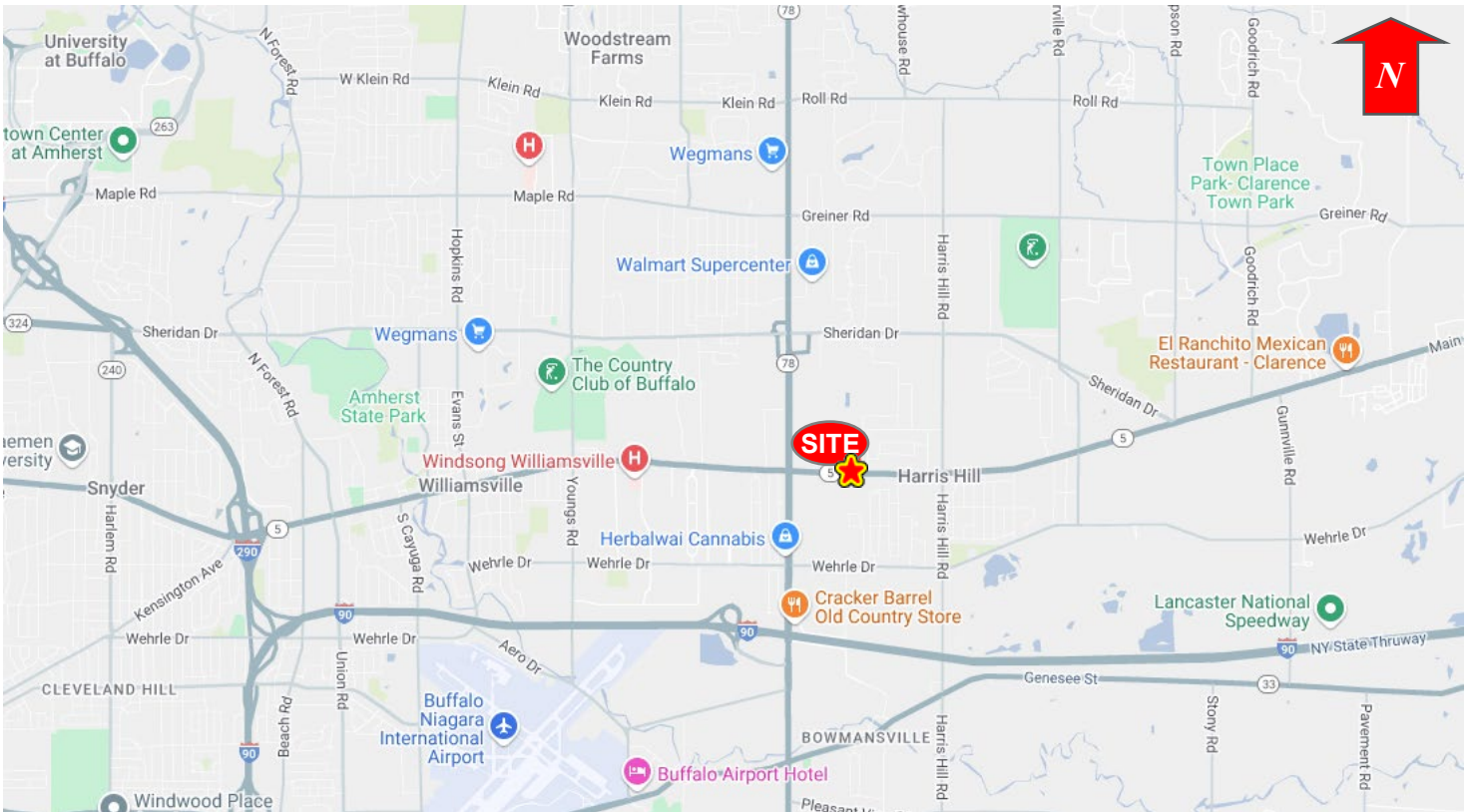
Source: ESRI Business Analyst 2025

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Location Map



Aerial