

Rare Main Street Redevelopment Opportunity
FOR SALE OR LEASE
PROMINENT 8.50± ACRE SITE WITH 60,709± SF OF EXISTING BUILDINGS
Property Highlights

- Rare opportunity to lease space or acquire a prominent 8.5± acre site along one of Western New York's most desirable commercial corridors
- 60,709± SF of existing buildings with exceptional visibility and frontage ideal for branding, signage, and operations
- Flexible options for tenants and buyers alike: lease available suites now, or purchase the property to customize, expand, or redevelop the existing footprint
- Strong underlying land value within a supply-constrained Clarence market, appealing to owner-users and investors while being located within the affluent Clarence retail and commercial corridor
- Convenient access to the New York State Thruway and major regional highways
- Short drive to Buffalo Niagara International Airport
- Ideal for tenants or owners in retail, restaurant, hospitality, medical office, mixed-use/apartment development, showroom, flex/warehouse, operational headquarters, or small-bay industrial uses

Building Features

Total Building Size	60,709± Sq. Ft.
Lot Size	8.50± Acres

**Suite
Availabilities**

Suite 2A	6,000± Sq. Ft. Retail Space, Former NAPA Auto Parts
Suite 3E	2,500± Sq. Ft. Storage Space
Suite 4A	6,000± Sq. Ft. Storage Space
Suite 4B	4,000± Sq. Ft. Storage Space

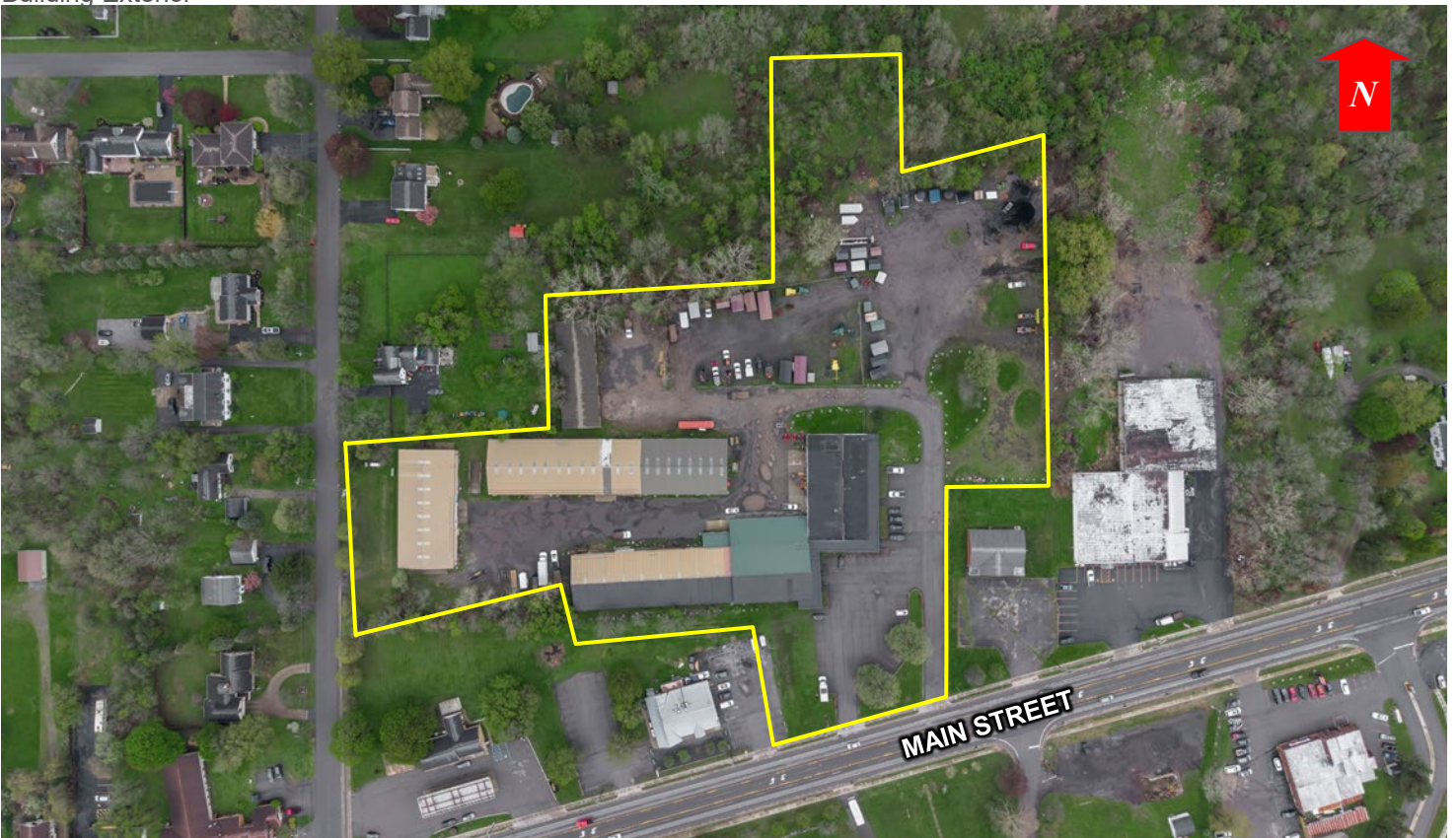
EXCLUSIVE CONTACT

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Building Exterior

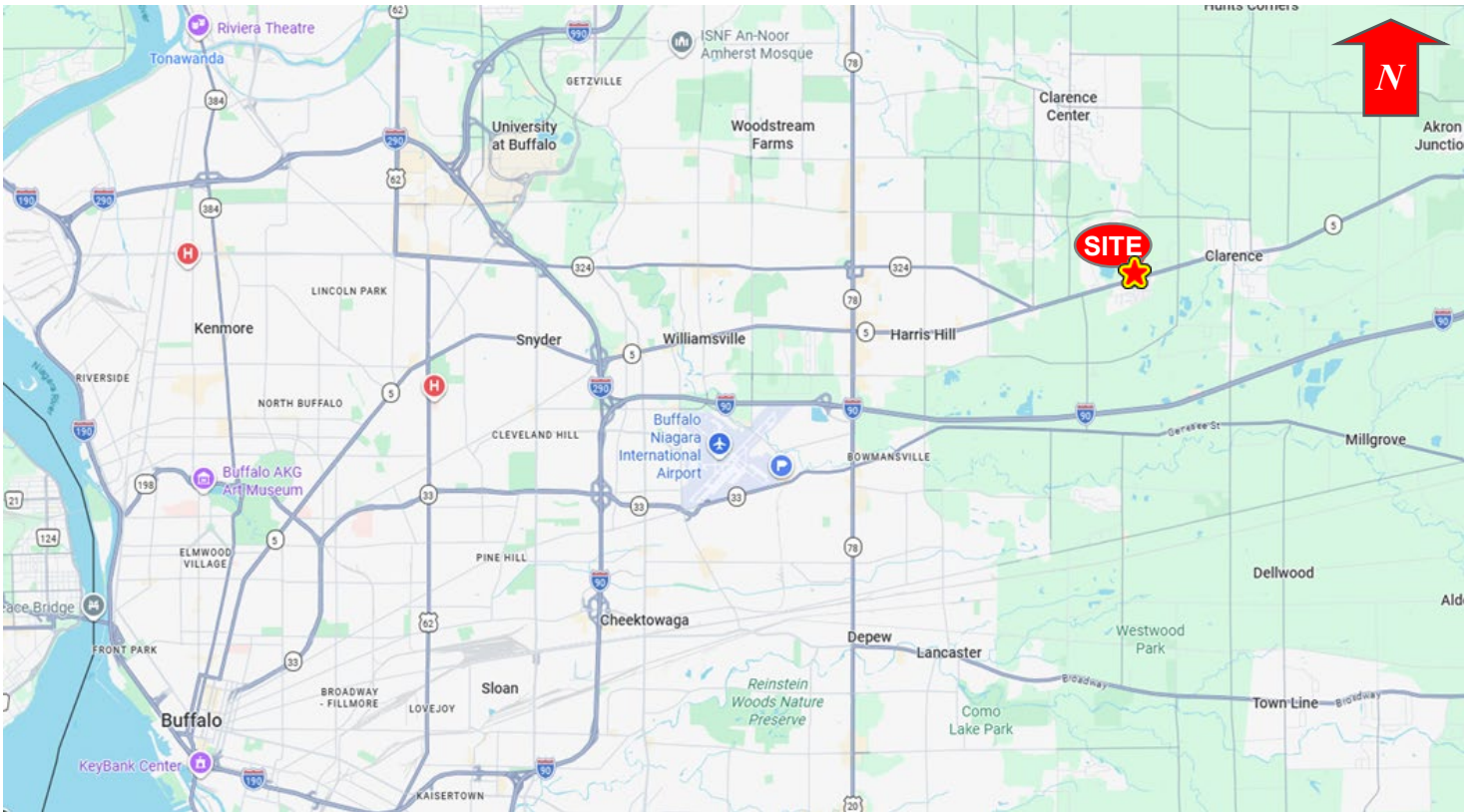


Aerial

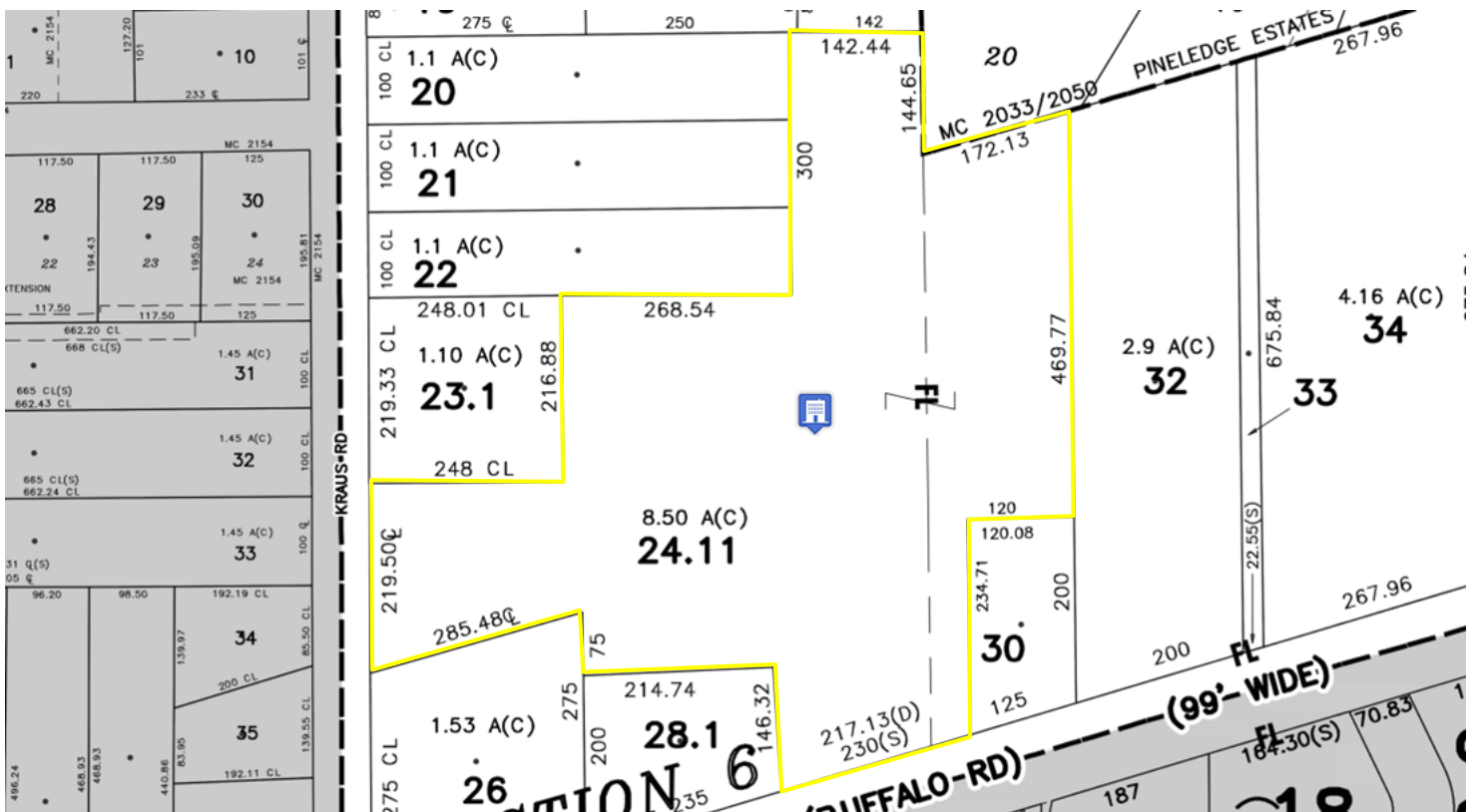


Pyramid Brokerage Company

**9992 Main Street
Clarence, New York**



Location Map



Tax Map

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Rear Warehouse Building



Rear Warehouse Interior



Amish Villa Retail Interior



Amish Villa Retail Interior



Amish Villa Retail Interior



Napa Auto Parts Interior

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