

FOR SALE

3395 Orchard Park Road Orchard Park, New York



PROPERTY DESCRIPTION

Log cabin style building in high traffic area - Great Exposure!! 1,500 SF all on one level! Reception area, three (3) private offices and bathroom on one side of building, other side is large open office area. Full basement with kitchenette and half bath - tons of storage! Parking in front and back, tons of possibilities!

PROPERTY OVERVIEW

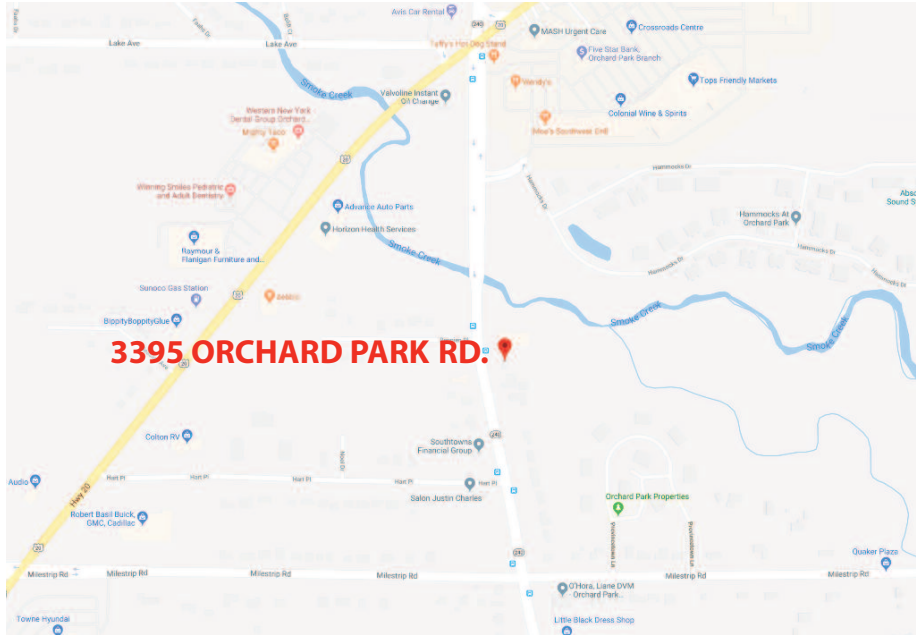
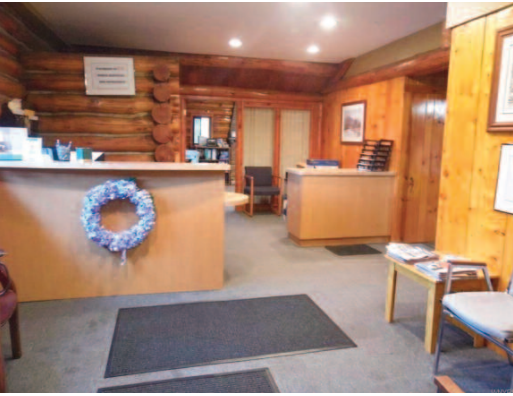
Lot Size	0.63 +/- acres
Total SF	1,511 +/- SF
Year Built	1952
Stories	1
Traffic Count	16,309 ADT
Parking	On site

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	4,255	43,768	119,970
Total Households	1,806	18,109	51,066
Ave. Annual Income	\$84,569	\$76,527	\$62,955



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