

FOR LEASE

4819 South Park Avenue, Hamburg, NY 14075



High visibility on 2 busy streets - Clean and bright office space available immediately. 2nd floor with direct access (handicapped ramp-short staircase). Common waiting room and restrooms. High ceilings, lots of space. Reception area. 2 large offices and storage closet. All utilities included except for phone and internet. 2-3 parking spaces. Centrally located-15 minutes to downtown Buffalo. Easy Thruway access.

PROPERTY OVERVIEW

Lot Size	2.08 +/- AC
Total SF	8,555 +/- SF
Leasable SF	588 +/- SF
Lease Rate	\$800 / month
Year Built	1955
Stories	2
Traffic Count	12,860 ADT
Parking	On Site

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	2,213	45,901	103,915
Total Households	964	19,753	43,999
Ave. Annual Income	\$62,368	\$61,257	\$63,137

Millie Blaszczyk

Licensed Real Estate Salesperson

Direct: (716) 880-1902

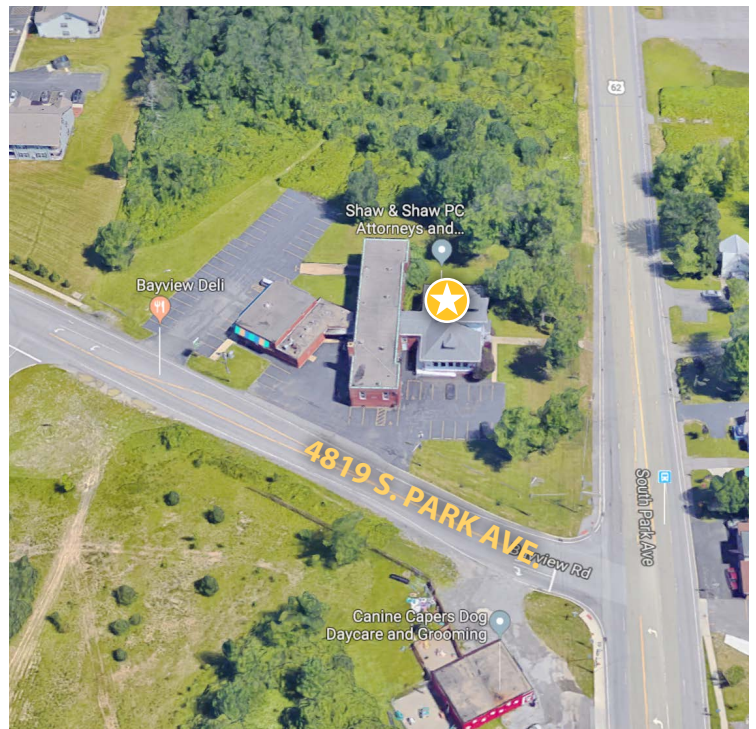
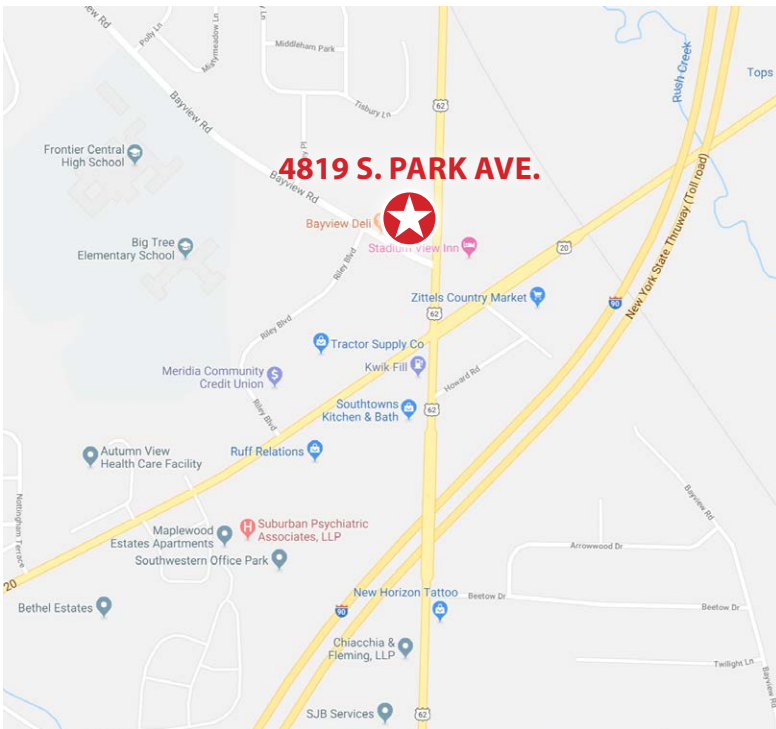
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COMMERCIAL

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