



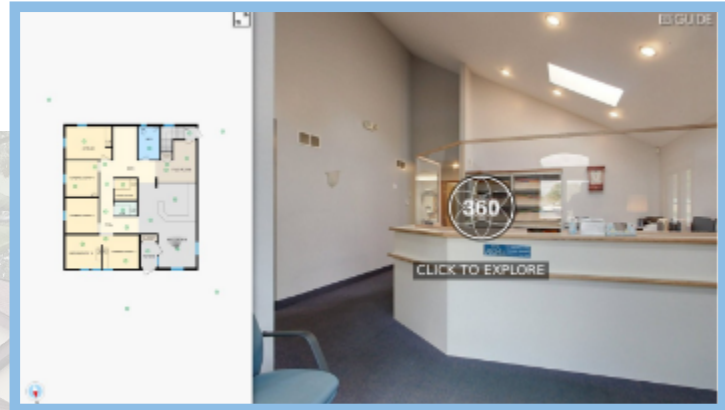
**SQ/FT**  
HEALTHCARE  
REAL ESTATE

# FOR SALE / LEASE

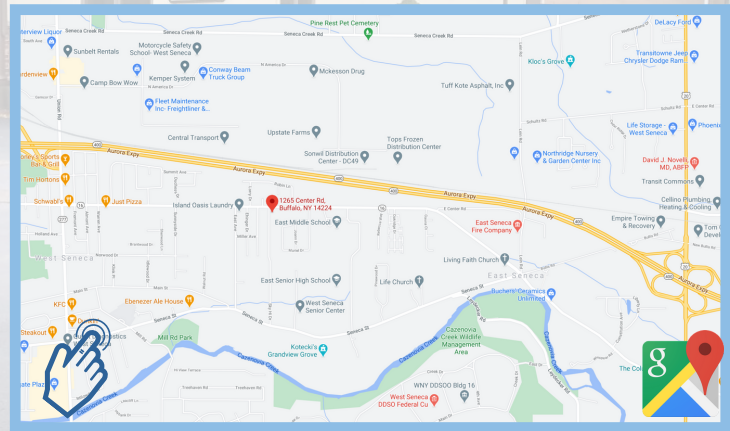
## Virtual Tour

### Key Info

- Fully built-out dental office with 4 operatories. Practice did over \$1M prior to retirement.
- Equipment still in place and available for sale or lease with the building.
- Beautiful reception area with high ceilings.
- Freestanding building with ample parking.
- Ideally suited for any medical or office use.
- Seconds away from East High and Middle Schools
- Outstanding location with easy ingress/egress to Center Rd and minutes to Aurora Expressway, Transit Rd, Union Rd.



### Trade Area



1265 Center Road  
West Seneca, NY 14224

Derek Ritter managing broker  
Derek@sqftbrokerage.com  
585.216.7157 call, text

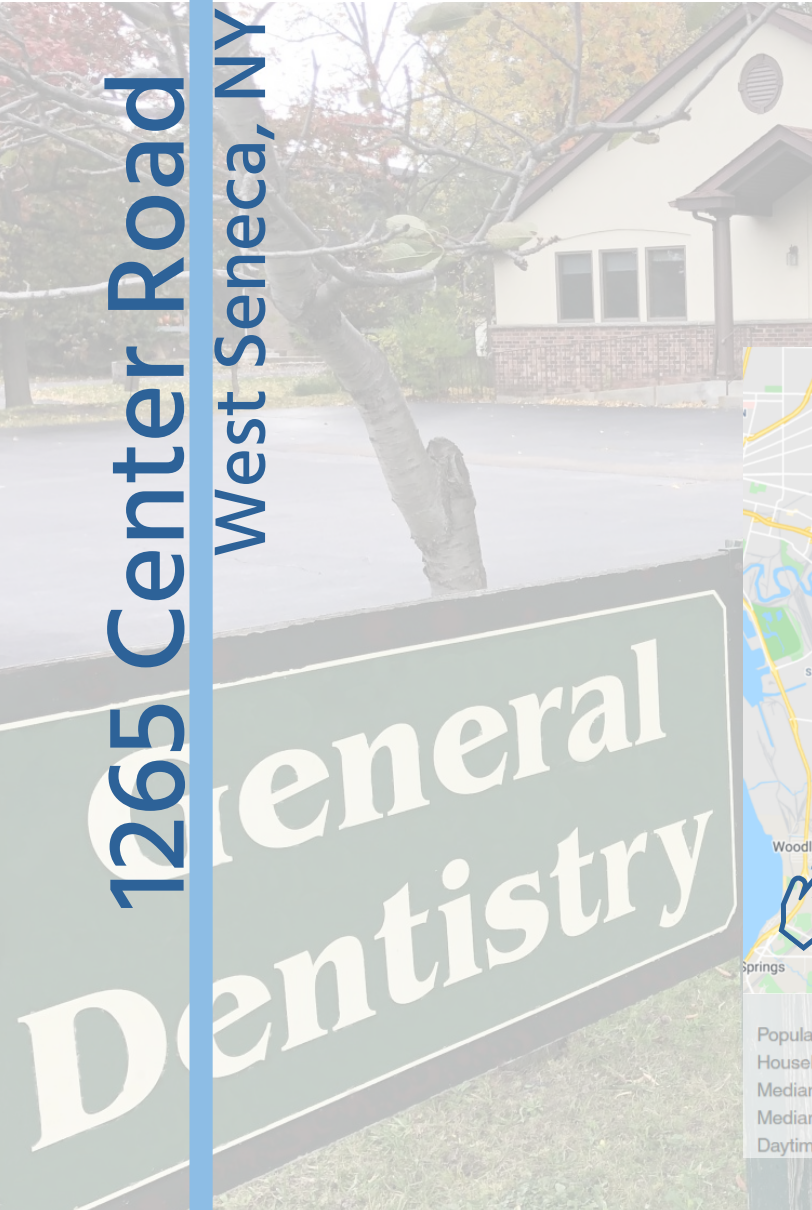


**SQ/FT**  
HEALTHCARE  
REAL ESTATE

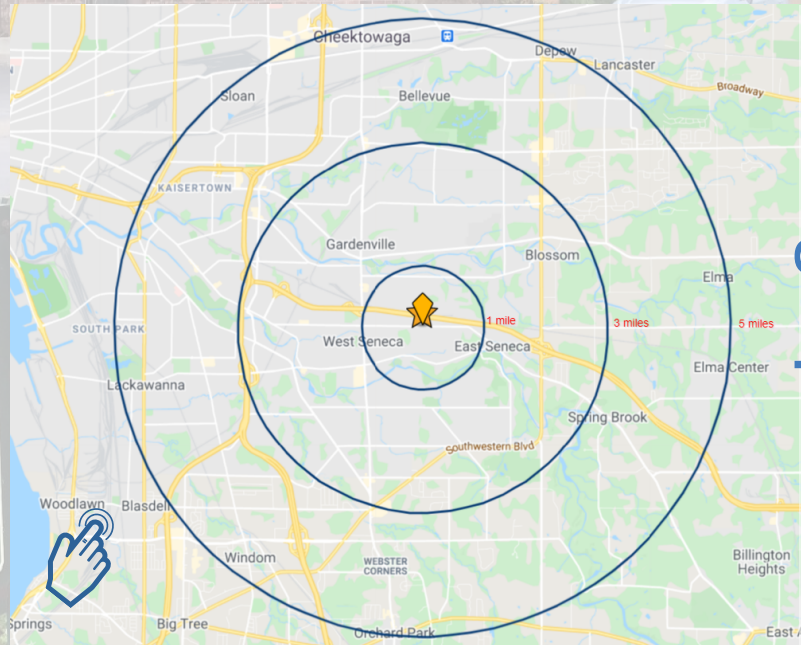


**SQ/FT**  
HEALTHCARE  
REAL ESTATE

1265 Center Road  
West Seneca, NY 14224



Floor Plan



Demographics

	1 mile	3 miles
Population	4,864	57,807
Households	2,063	24,802
Median Age	44	45.30
Median HH Income	\$71,981	\$67,940
Daytime Employees	3,299	26,667

Derek Ritter managing broker  
Derek@sqftbrokerage.com  
585.216.7157 call, text

