



WILLIAMSVILLE PLACE 5395 Sheridan Drive

Williamsville, NY

Professional and Medical Office / For Lease

BUILDING FEATURES

Total Size	102,917 ± Sq. Ft.
Total Available	Multiple Suites From 1,200 – 30,000 ± Sq. Ft.
Lot Size	11.73 ± Acres
Zoning	SC

Property Highlights

- Extremely well-located Community Center available for lease in existing medical office park
- Located in very close proximity to Millard Fillmore Suburban Hospital and Centerpointe Corporate Park
- Serves the affluent communities of Williamsville, Amherst, and Clarence, NY
- Dense residential backdrop providing excellent demographics
- Property has flexibility to accommodate any size medical / office user with competitive build-out allowances
- Ideal for: pediatrics, orthopedics, imaging / x-ray, dentists, back office users
- Ample parking on-site
- Existing retail amenities include: Chef's on the Go, Starbucks, Rachel's Mediterranean, Black & Blue, Pet Saver



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,752	71,218	206,815
Average Household Income	\$114,586	\$112,458	\$93,111

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14 Lafayette Square, Suite 1900, Buffalo, NY 14203
+1 716 852 7500

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.





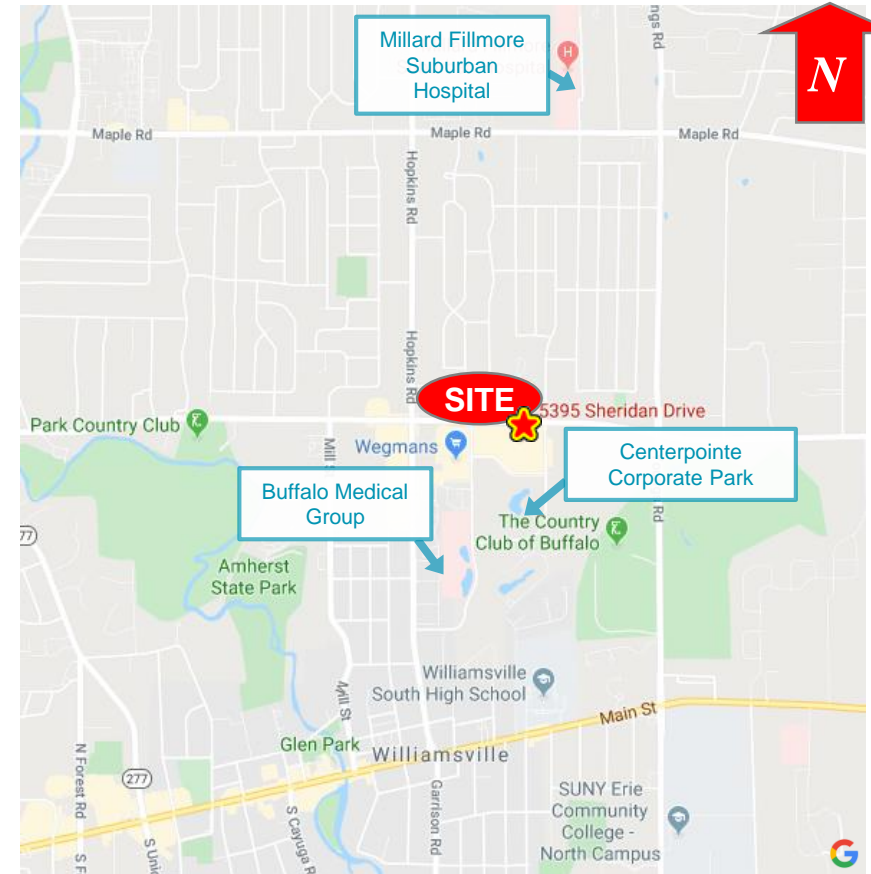
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Existing Area Medical Users



Location Map

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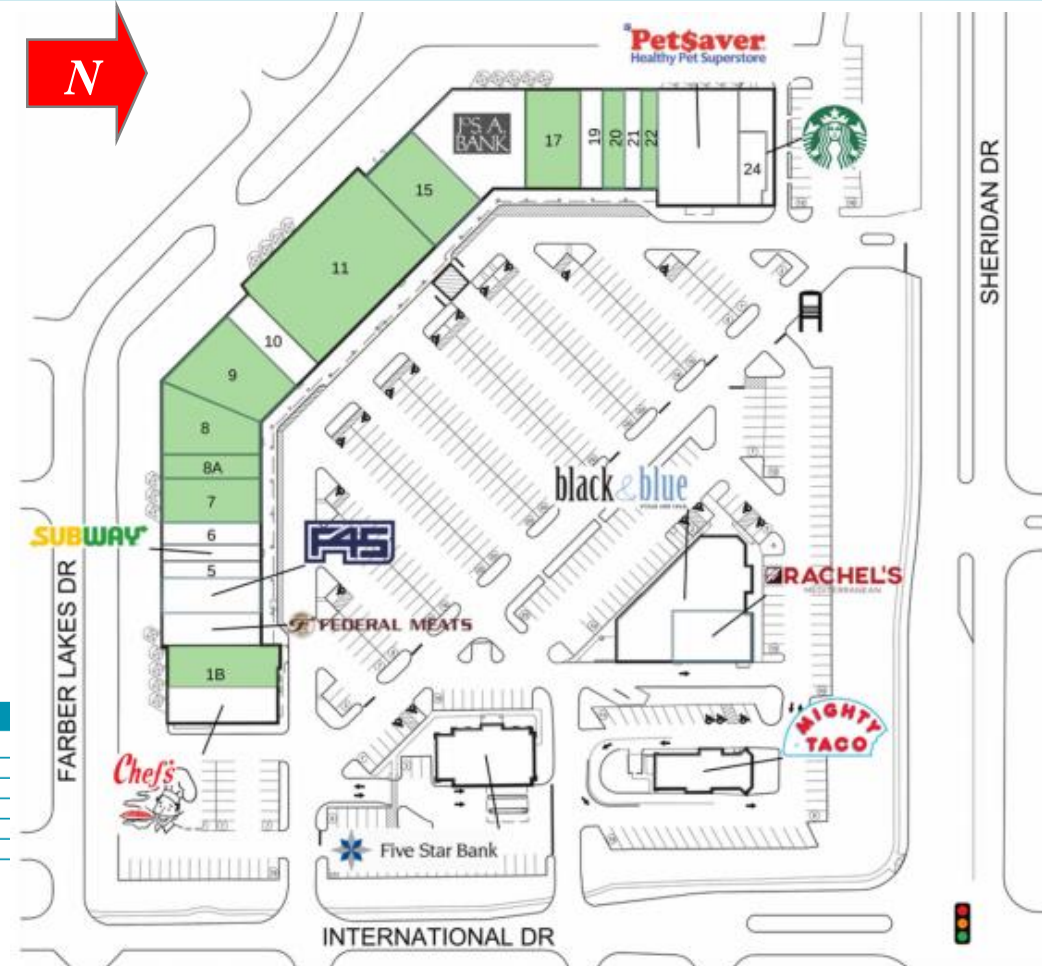
PROPERTY HAS FLEXIBILITY TO ACCOMMODATE
SMALL PRACTITIONERS TO LARGE
MEDICAL AND OFFICE USERS UP TO 30,000 SF

AVAILABLE

1B – AVAILABLE	3,950 SF
7 – AVAILABLE	3,600 SF
8 – AVAILABLE	4,252 SF
8A – AVAILABLE	1,950 SF
9 – AVAILABLE	5,723 SF
11 – AVAILABLE	15,138 SF
15 – AVAILABLE	5,273 SF
17 – AVAILABLE	4,500 SF
20 – AVAILABLE	1,809 SF
22 – AVAILABLE	1,395 SF

CURRENT TENANTS

1A Chef's Restaurant 3,000 SF	10 Fred Astaire Dance Studio 2,678 SF	25 Starbucks 1,765 SF
2 Federal Meats 2,735 SF	16 Jos A. Bank 7,500 SF	26 Mighty Taco 2,920 SF
3 F45 Training Williamsville 2,701 SF	19 Montage Hair Design 1,801 SF	28 Five Star Bank 4,500 SF
5 Bella's Nails 1,334 SF	21 The Souperb Gourmet 1,343 SF	29 Rachel's Mediterranean 3,169 SF
5A Subway 1,350 SF	23 PetSaver Healthy Pet Superstore 7,875 SF	29A Black & Blue Steak & Crab 7,366 SF
6 Wok N Roll 1,800 SF	24 Lady Jane's Haircuts for Men 1,365 SF	



Site Plan / Available

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