

office for LEASE 5436 Main Street

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Williamsville, New York

VILLAGE OF WILLIAMSVILLE OFFICE SPACE



BUILDING FEATURES	
Total Building Size	6,250 <u>+</u> Sq. Ft.
Total Available	2,500 <u>+</u> Sq. Ft. on Second Floor
Parking	Rear Lot
Zoning	OB

Property Highlights

- Superior Street Presence
- Great Visibility
- Off-Street parking in Rear of Building
- Excellent Demographics and Traffic Counts
- Located on Main Street in the Heart of the Village of Williamsville
- Proximate to Many Area Amenities, Including Shopping Restaurants and Banks

- Minutes to the Main Street Exit/Entrance of the I-290 Expressway
- Centrally Located and Easily Accessible from all of Metro Buffalo, NY
- Minutes to: Buffalo-Niagara International Airport, Town of Amherst Municipal Building
- Ideal For: Financial Planner, Law Firm, Accountant, Insurance Company, engineering firm, general office users

For more information, contact: **David L. Schiller, SIOR Associate Real Estate Broker** 716.628.3477 - cell dschiller@pyramidbrokerage.com

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DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Population	9,806	84,819	261,943
Average Household Income	\$87,863	\$86,589	\$75,742

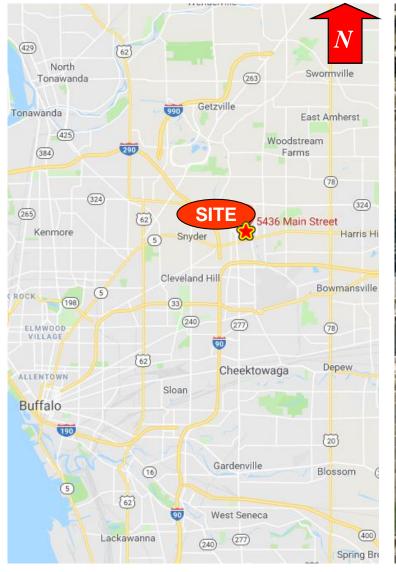
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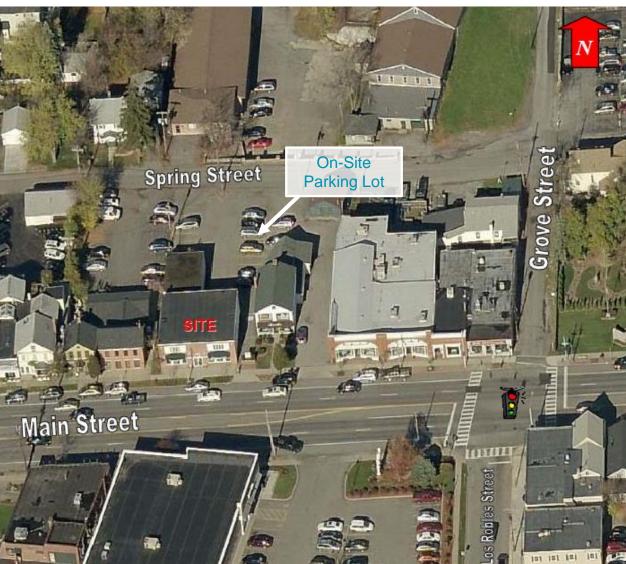
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Location Map

Aerial

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