

## 2,500 SF OFFICE SPACE FOR LEASE

BUILDING FEATURES	
Total Building Size	6,250 ± Sq. Ft.
Total Available	2,500 ± 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

## VILLAGE OF WILLIAMSVILLE OFFICE SPACE



For more information, contact:

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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

**OFFICE FOR LEASE**  
**5436 Main Street**  
Williamsville, New York



Location Map



Aerial