

FOR LEASE 15 Willow Ridge Drive

Amherst, New York

5.000 SF OFFICE SPACE FOR LEASE

BUILDING FEATURES	
Total Building Size	10,000 <u>+</u> Sq. Ft.
Total Space Available	5,000 <u>+</u> Sq. Ft.
Lot Size	.46 <u>+</u> Acres
Parking	Surface Lot
Zoning	GB

Property Highlights

- 5,000 + Sq. Ft. well maintained second floor office space for lease
- · Highly visible to Niagara Falls Boulevard
- Private entrance
- Located at Niagara Falls Boulevard and Willow Ridge Drive in Amherst
- On-site owner and management
- · Dense residential backup

For more information, contact:

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10,000 <u>+</u> Sq. Ft.
5,000 <u>+</u> Sq. Ft.
.46 <u>+</u> Acres
Surface Lot
GB

- Minutes to both North and South campuses of University at Buffalo
- Area amenities include: NFTA bus routes. convenience stores, big box retail, area retail, restaurants, fast food, hotels
- · Ample surface lot parking
- Ideal for: collections company, call center, billing company, sales office

HAIR STUDIO SOLARDO REAL

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	10,587	91,506	255,891
Average Household Income	\$74,042	\$68,960	\$78,492

TRAFFIC COUNTS	
Niagara Falls Boulevard	53,025 AADT
Willow Ridge Drive	7,782 AADT

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EASILY ACCESSIBLE OFFICE SPACE FOR LEASE



FOR LEASE 15 Willow Ridge Drive Amherst, New York



Location Map

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