

FOR LEASE

15 Willow Ridge Drive

Amherst, New York

**5,000 SF OFFICE SPACE FOR LEASE**

**EASILY ACCESSIBLE OFFICE SPACE FOR LEASE**

BUILDING FEATURES	
Total Building Size	10,000 ± Sq. Ft.
Total Space Available	5,000 ± Sq. Ft.
Lot Size	.46 ± 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
- 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



For more information, contact:

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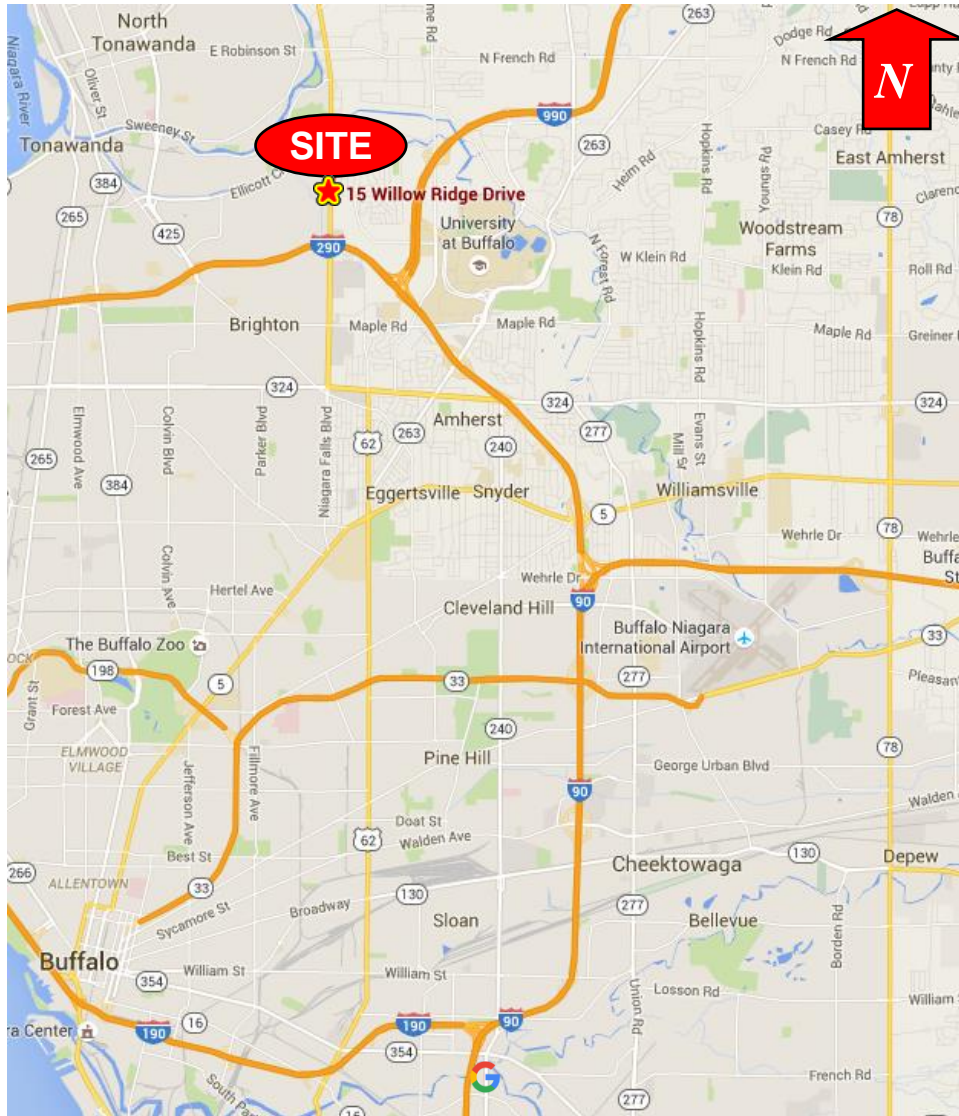
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	10,587	91,506	255,891
Average Household Income	\$74,042	\$68,960	\$78,492

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

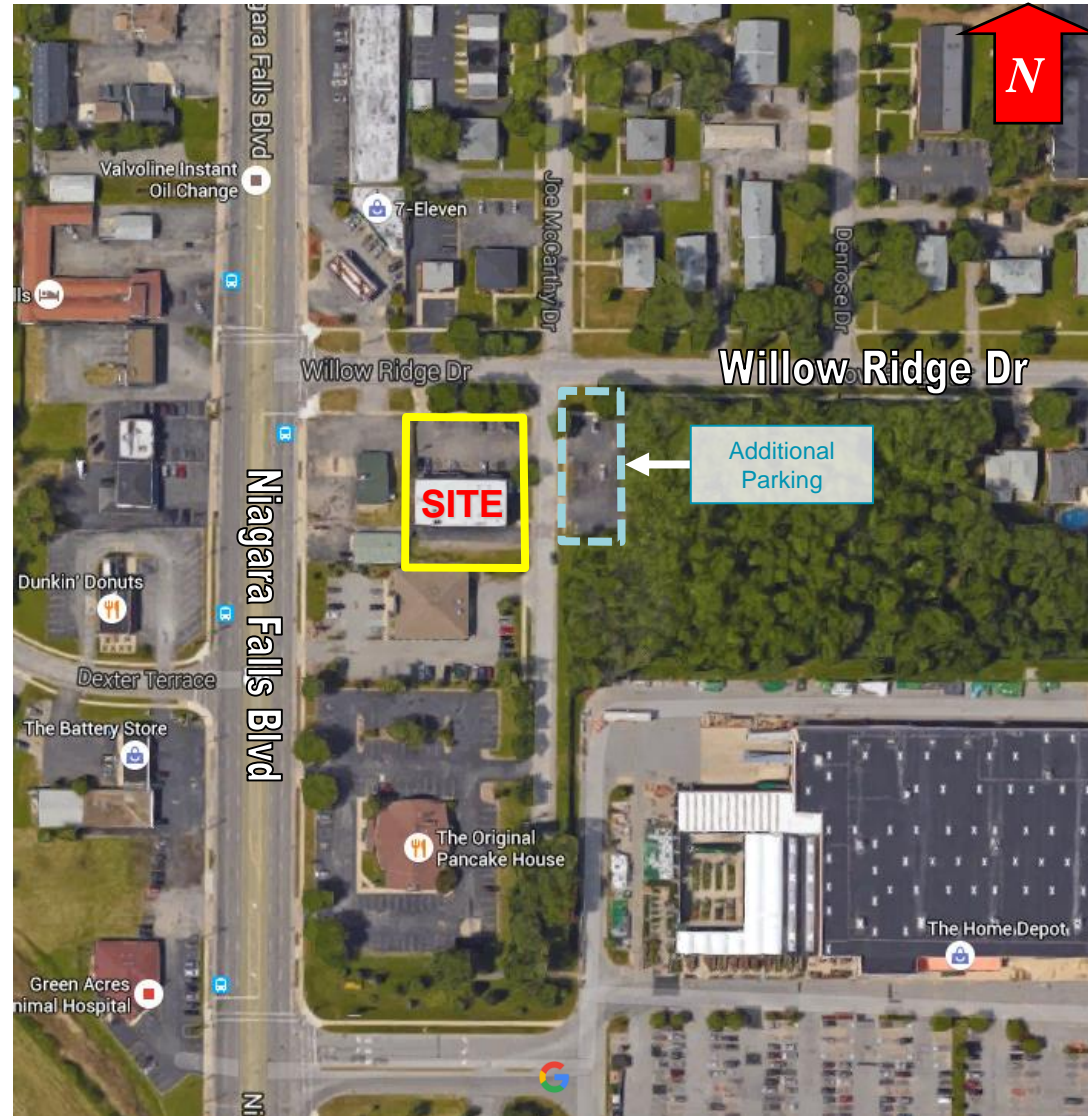
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Location Map



Tax Map