

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:

JOHN E. MIKOLEY **Associate Real Estate Broker** 716.983.1233 - cell jmikoley@pyramidbrokerage.com

14 Lafayette Square Suite 1900 Buffalo, New York 14203 phone: +1 716 852-7500

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

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

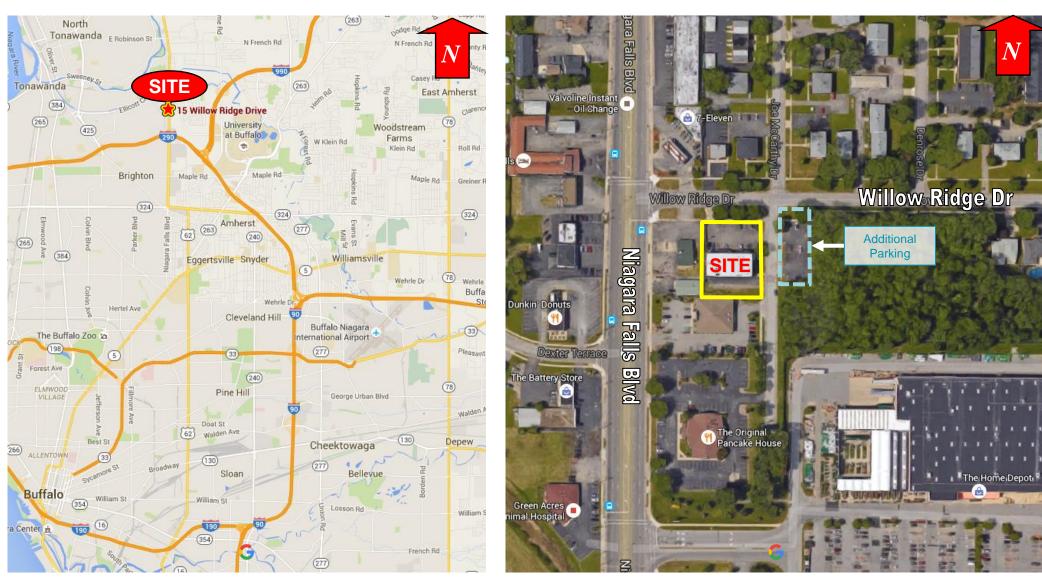
Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

pyramidbrokerage.com

EASILY ACCESSIBLE OFFICE SPACE FOR LEASE



FOR LEASE 15 Willow Ridge Drive Amherst, New York



Location Map

Тах Мар

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushmake Wakefield Copyright 2015, No warranty or representation, express or implied, is made to the accuracy or completeness 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 special listing conditions imposed by the property owner(s). As applicable, we make no representation of the property (or properties) in question.