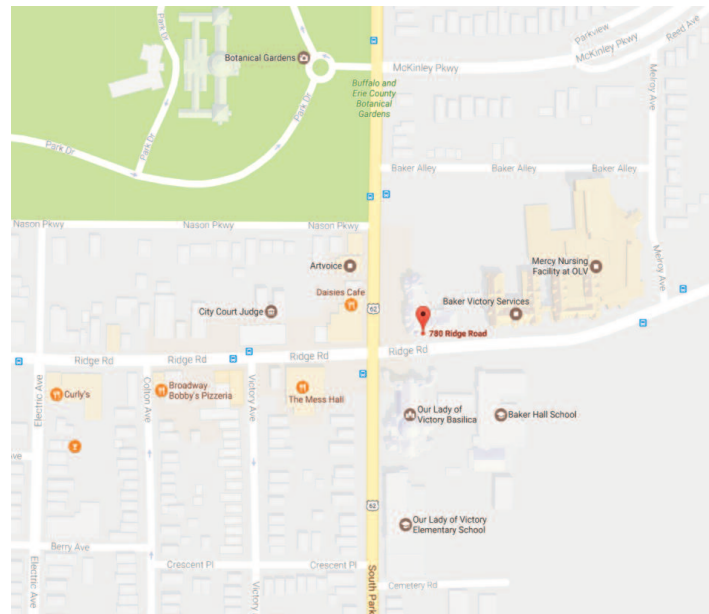


FOR LEASE

780 Ridge Road Lackawanna, New York



PROPERTY DESCRIPTION

The beautiful, historic Our Lady of Victory Homes of Charity is offering up to 25,000 SF of office space for lease. Landlord will subdivide and modify space to meet tenant requirements. Property will come equipped with secured gated parking with pass card access, private elevator entrances, and on-site security guard. Other amenities include on-site catering services and use of a large board/conference room which will accommodate up to 100 people. Close to several area eating establishments, the bus route and the NYS Thruway and Skyway.



HUNT Commercial
Real Estate Corporation
403 Main St., Suite 400
Buffalo, New York 14203
HUNTCommercial.com

The information, statements, and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. All offerings subject to errors, prior sale, lease, or withdrawal without notice.



HUNT Commercial
Real Estate Corporation
403 Main St., Suite 400
Buffalo, New York 14203
HUNTCommercial.com

Clarke Thrasher
Licensed Associate Real Estate Broker
(716) 880-1922
cthramer@huntcommercial.com

Heidi Nuessle
Licensed Associate Real Estate Broker
(716) 880-1917
hnuessle@huntcommercial.com

780 Ridge Road Lackawanna, New York

PROPERTY OVERVIEW	
Lot Size	9.10 +/- acres
Total SF	51,000 +/- SF
Leasable SF	25,000 +/- SF
Lease Rate	\$12.00 – \$19.00 / SF
Stories	4
Year Built	1864
Traffic Count	12,019 ADT
Parking	On site

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	12,068	71,201	161,823
Total Households	5,470	30,823	71,188
Ave. Annual Income	\$52,898	\$53,262	\$54,271v

