

FOR LEASE

Forestream Center

4711 Transit Road, Depew, New York



PROPERTY DESCRIPTION

Beautiful office/medical space available for lease. Can be subdivided. Located in high visibility Forestream Center. 29,191 AADT on Transit Road. Private rear entrance. Perfect for psychologists, rehabilitation clinics, or any medical/ office type user. Recently renovated in 2016.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	8,323	60,455	140,296
Total Households	3,456	25,234	59,971
Ave. Annual Income	\$83,974	\$73,798	\$70,474

PROPERTY OVERVIEW

Total Building SF	10,000 +/- SF
Leasable SF	4,200 +/- SF
Lease Rate	\$15.30 NNN
Year Built	1991
Stories	2
Parking	On site



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

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



COMMERCIAL

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