

FOR LEASE

6653 Main Street, Williamsville, NY 14221
WEST OF TRANSIT ROAD



*****2 MONTHS FREE RENT***** 2000 sf office space for lease. Excellent location – former doctor’s office with separate rooms for examination with running water in some but could be converted to any style office you need. Owner will paint, carpet, convert to standard offices. 28 parking spaces and signage on Main Street.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	3,822	55,039	165,012
Total Households	1,769	23,897	67,840
Ave. Annual Income	\$70,687	\$79,143	\$75,479

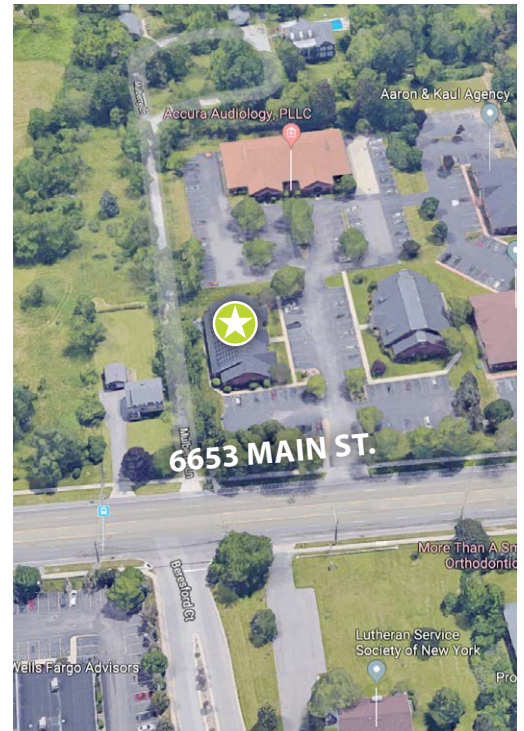
PROPERTY OVERVIEW

Lot Size	0.62 +/- AC
Total SF	5,470 +/- SF
Available SF	2,000 +/- SF
Year Built	1990
Stories	1
Traffic Count	22,335 ADT
Parking	On Site

Michael Haberl

Licensed Associate Real Estate Broker
Direct: (716) 803-0661
Email: mhaberl@huntcommercial.com

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