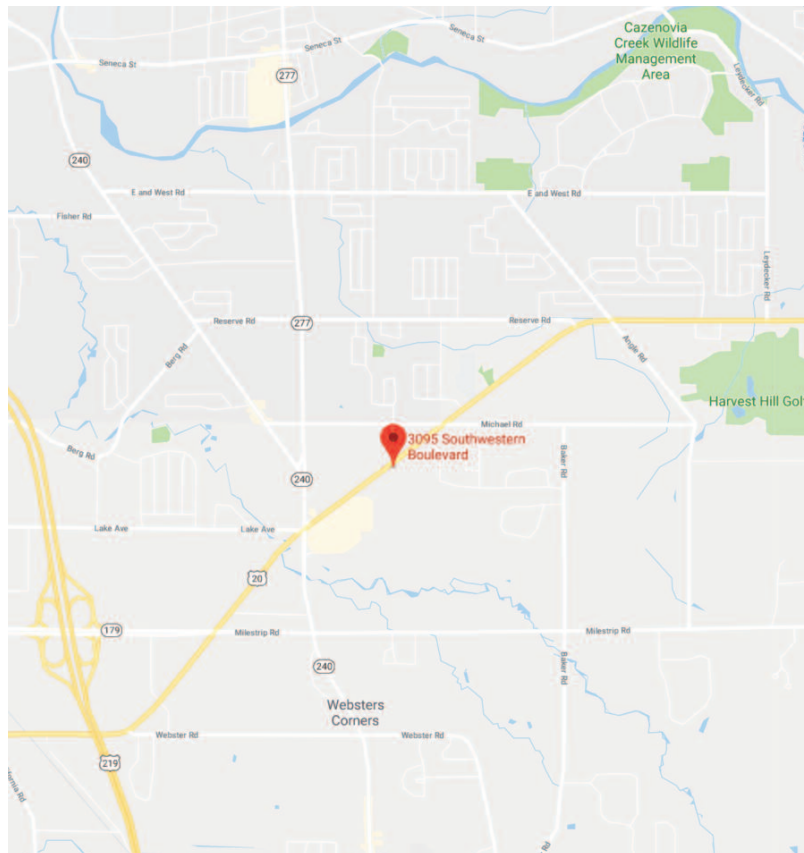


FOR SALE OR LEASE

3095 Southwestern Blvd Orchard Park, New York



PROPERTY DESCRIPTION

Very well appointed, fully renovated office building in Orchard Park. Situated on 1.2 acres of land in a park like setting. Ideal for lawyers, architects, any professional office use. Owner will lease or sell.



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.



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

3095 Southwestern Blvd Orchard Park, New York

PROPERTY OVERVIEW

Lot Size	1.29 +/- acres
Total SF	3,256 +/- SF
Leasable SF	3,256 +/- SF
Year Built	1981
Stories	1
Lease Rate	\$12 – \$14
Parking	On site
Traffic Count	21,288 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	3,462	46,985	136,468
Total Households	1,427	19,741	58,098
Ave. Annual Income	\$81,063	\$77,513	\$68,462

