

FOR LEASE

5684 Main Street Williamsville, New York



PROPERTY DESCRIPTION

Front (south) building of 2,906 SF now available as the purchaser/occupant pursues a nearby business opportunity. Building is fully air-conditioned, with beautiful hardwood floors, new paint, renovated bathrooms, bonus basement office or storage, modern security, kitchen, porches, and other amenities. Rear (north) building of 2,026 SF has available the western portion of 1,047 SF of clean, air-conditioned space. Parking for 12-14 cars.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	8,540	78,228	239,230
Total Households	4,097	34,109	97,209
Ave. Annual Income	\$67,929	\$71,533	\$59,709

PROPERTY OVERVIEW

Lot Size	0.27 +/- acres
Property Total SF	4,931 +/- SF
Leasable SF	3,953 +/- SF
Year Built	1925
Stories	2
Traffic Count	34,291 ADT
Parking	12-14 Spots



COMMERCIAL

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

Stephen Hunt

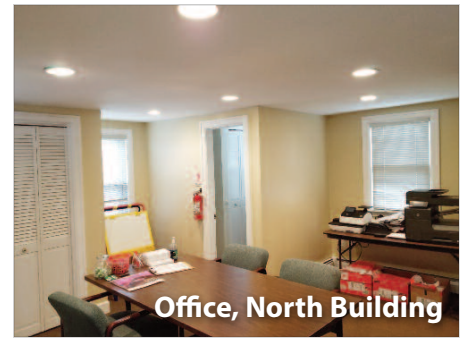
Licensed Associate Real Estate Broker
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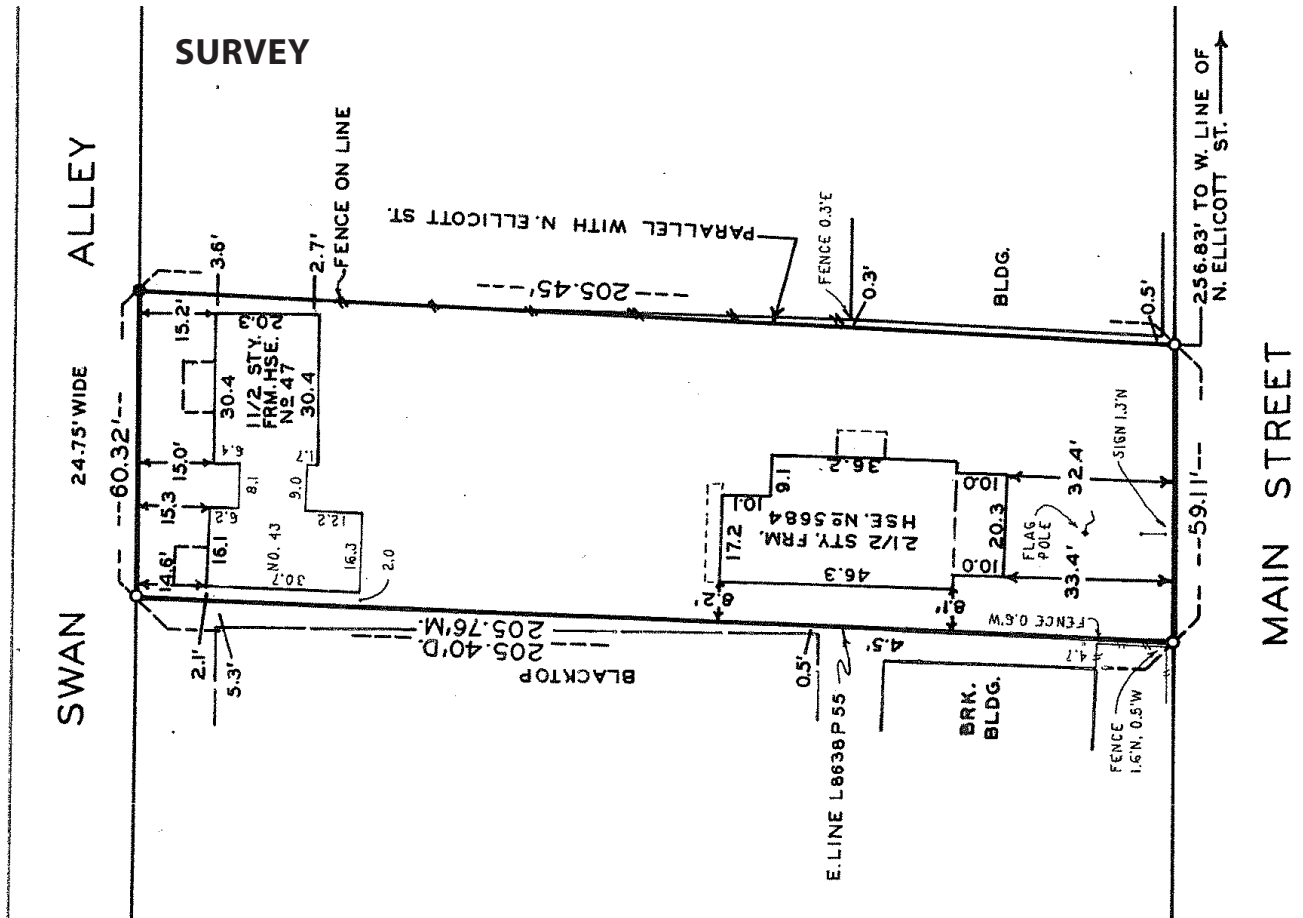
North Building



First Floor, South Building



Office, North Building



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