

FOR LEASE

5350 Main Street Williamsville, New York



PROPERTY DESCRIPTION

One of the most prominent spots in Williamsville. Now available are attractive second floor suites of 900, 1500, and 2850 +/- SF. Best parking in Williamsville at great rent rates. Located just one block east of Union Road in a very busy area. Basement storage also available.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	10,481	87,332	261,092
Total Households	4,926	37,870	107,109
Ave. Annual Income	\$79,481	\$77,412	\$69,688

PROPERTY OVERVIEW

Lot Size	0.89 +/- acres
Building Size	18,637 +/- SF
Leasable SF	5,250 +/- SF
Year Built	1974
Stories	2
Traffic Count	34,543 ADT
Parking	70 paved parking spaces on site, plus street parking on Main Street and North Long Street

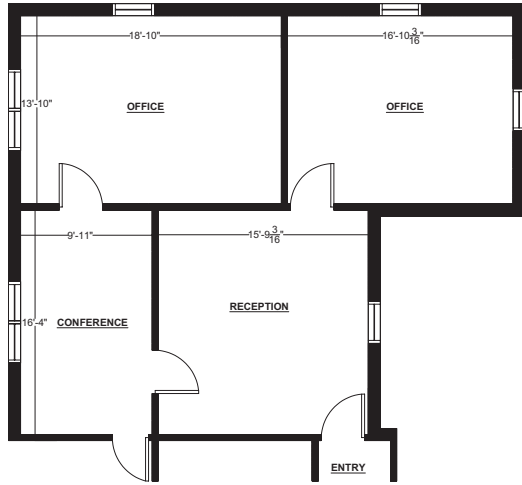


COMMERCIAL

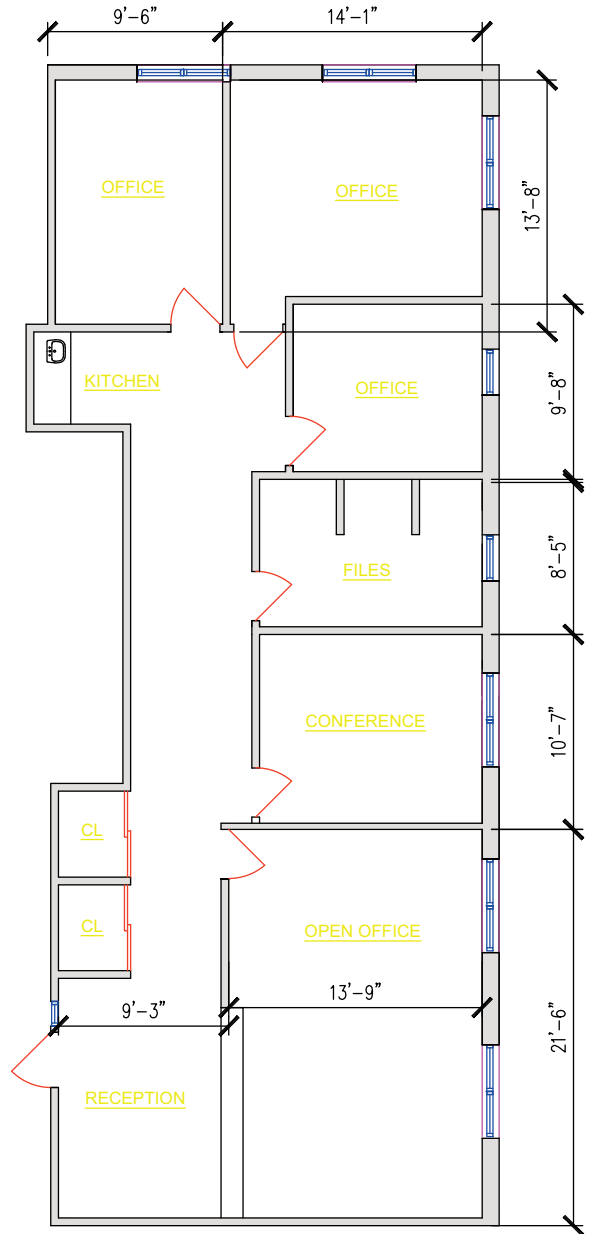
HUNT Commercial
Real Estate Corporation
403 Main St., Suite 400
Buffalo, New York 14203
HUNTCommercial.com

Stephen Hunt
Licensed Associate Real Estate Broker
(716) 444 - 0299
shunt@huntcommercial.com

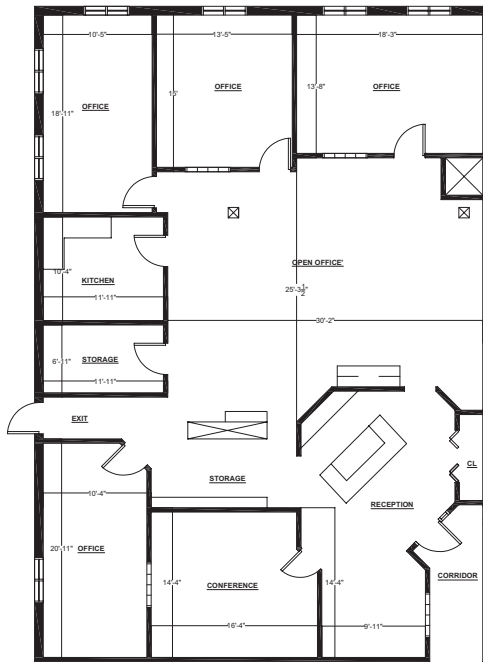
900 +/- SF Office



1,500 +/- SF Office



2,850 +/- SF Office



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