## **FOR LEASE**

## 3545-3565 Sheridan Drive Amherst, New York



## **PROPERTY DESCRIPTION**

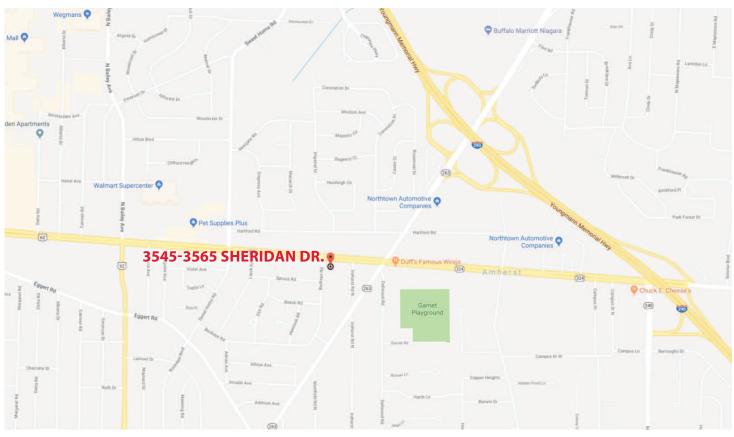
Four retail/office suites available for lease. 700 SF - 2,900 SF. Owner will build-to-suit, FREE RENT. 1,500 +/- SF available for immediate occupancy. Heavily trafficked Sheridan Drive (30,357 Average Daily Traffic) location with signage.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	12,616	131,478	325,235
Total Households	5,467	53,414	137,453
Median Annual Income	\$60,110	\$59,912	\$53,496

## **PROPERTY OVERVIEW**

Lot Size	0.76 +/- AC
Total SF	7,500 +/- SF
Leasable SF Range	700 SF – 2,900 SF
Year Built	1983
Stories	1
Traffic Count	30,357 ADT
Lease Rate	\$16 - \$18/SF Gross + Utilities
Parking	On Site









**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.