

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



COMMERCIAL

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