

13,194 SF PROFESSIONAL OFFICE BUILDING

OFFICE AVAILABLE FOR SALE / LEASE

**BUILDING FEATURES**

|                     |                          |
|---------------------|--------------------------|
| Total Building Size | 13,194 ± Sq. Ft.         |
| Total Available     | 3,500 – 13,194 ± Sq. Ft. |
| Lot Size            | 1.5 ± Acres              |
| Parking             | Surface Lot              |

**Property Highlights**

- Freestanding professional office building available for sale / lease
- Located in the heart of the Village of East Aurora with frontage on Main Street
- Private and public parking on-site
- ADA accessible with Elevator
- Strong medical tenant base
- Ideal for: medical / doctor office, investor, financial professional, attorney



For more information, contact:

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**DEMOGRAPHICS**

|                          | 1 MILE   | 3 MILE    | 5 MILE    |
|--------------------------|----------|-----------|-----------|
| Population               | 5,669    | 13,201    | 28,080    |
| Average Household Income | \$98,524 | \$100,635 | \$113,452 |

