

FOR LEASE 5434 Genesee Street

Lancaster, New York

196 – 234 <u>+</u> SF PROFESSIONAL OFFICE / SHOWROOM FOR LEASE

LANCASTER AREA OFFICE / SHOWROOM

| FEATURES | |
|---------------------------|----------------------------|
| Building Size | 14,727 <u>+</u> Sq. Ft. |
| Total Available for Lease | 196 - 250 <u>+</u> Sq. Ft. |
| Parking | <u>+</u> Spaces On-Site |
| Lot Size | <u>+</u> Acres |
| Zoning | |

Property Highlights

- Attractive 2,400sf
 Office/Showroom Space
- Remodeled Space with Vaulted Ceilings
- Great Location for Servicing Customers in Lancaster, Clarence, Williamsville and Cheektowaga
- Centrally Located on Genesee Street in the Town of Lancaster, Just East of Harris Hill Road

- Just Over One (1) Mile East of Transit Road (Route 78)
- Easy Access to NYS Thruway I-90, Kensington Expressway (Route 33) and Buffalo-Niagara International Airport
- Proximate to Area Amenities Including Retail, Restaurants and Services
- Ideal for: professional office, sales office, showroom



| DEMOGRAPHIC | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|----------|----------|----------|
| Population | 1,671 | 35,939 | 126,198 |
| Average Household Income | \$94,393 | \$81,047 | \$88,275 |

For more information, contact:

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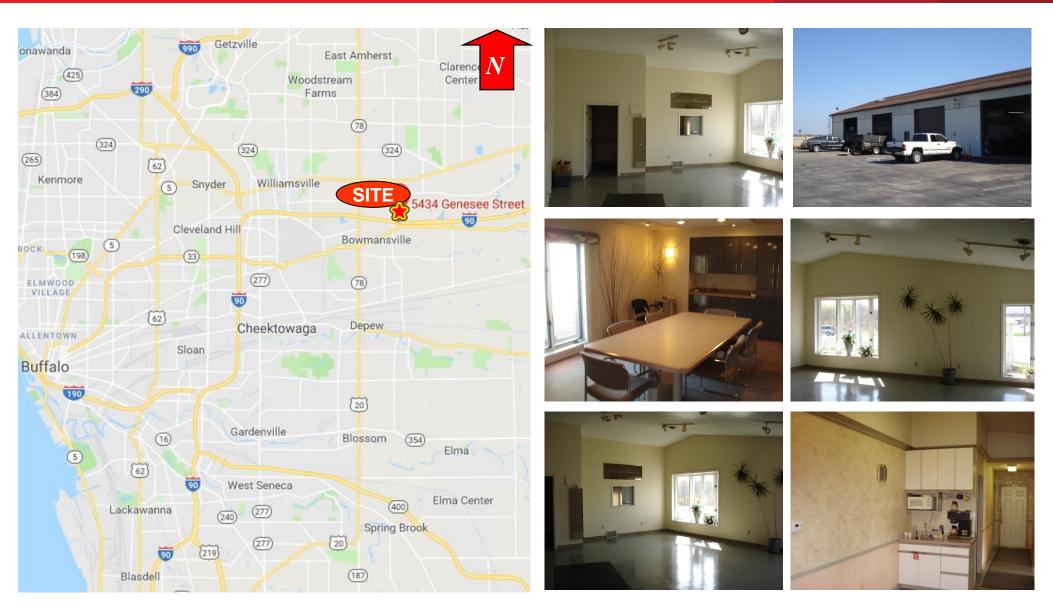
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Location Map

Property Photos

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