

**FOR SALE**

**HIGHLY VISIBLE LOCATION ON BUSY MAIN STREET IN CLARENCE**  
**10295 Main Street, Clarence, NY 14031**



**Close to the village** - Former Don George Sports Center. Total of 30,280 sf. 18,700 sf former motor facility, 3600 sf of warehouse, 2-3 bedroom house, (1080sf), 6 unit plaza with leases in place, all on 4.74 acres of land. Large show room, work bays, parts warehouse, large pole barn.

**PROPERTY OVERVIEW**

<b>Lot Size</b>	4.74 +/- AC
<b>Total SF</b>	9,000 +/- SF
<b>Year Built</b>	1987
<b>Stories</b>	1
<b>Traffic Count</b>	11,299 ADT
<b>Parking</b>	On Site

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total Population</b>	3,500	13,206	46,675
<b>Total Households</b>	1,469	5,101	16,855
<b>Ave. Annual Income</b>	\$69,078	\$94,199	\$95,363

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