





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.

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

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

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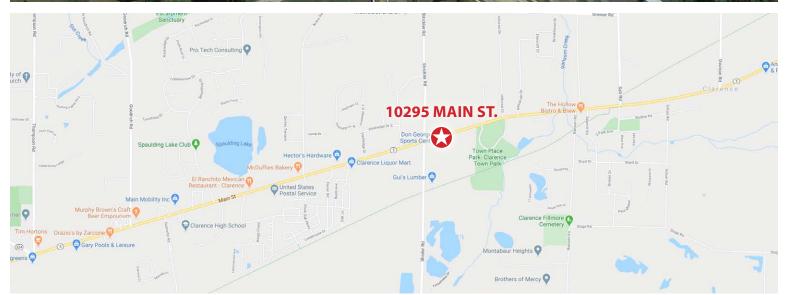
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