

FOR LEASE

3993 Harlem Road, Buffalo, NY 14226



Front half of professional architect's office for lease. 1-2 person occupancy with 1-2 parking spaces. 260 sf private area with windows, facing Harlem Road. Shared entry, kitchen and bathroom. Great value for professional space outside the home, in a fantastic location!

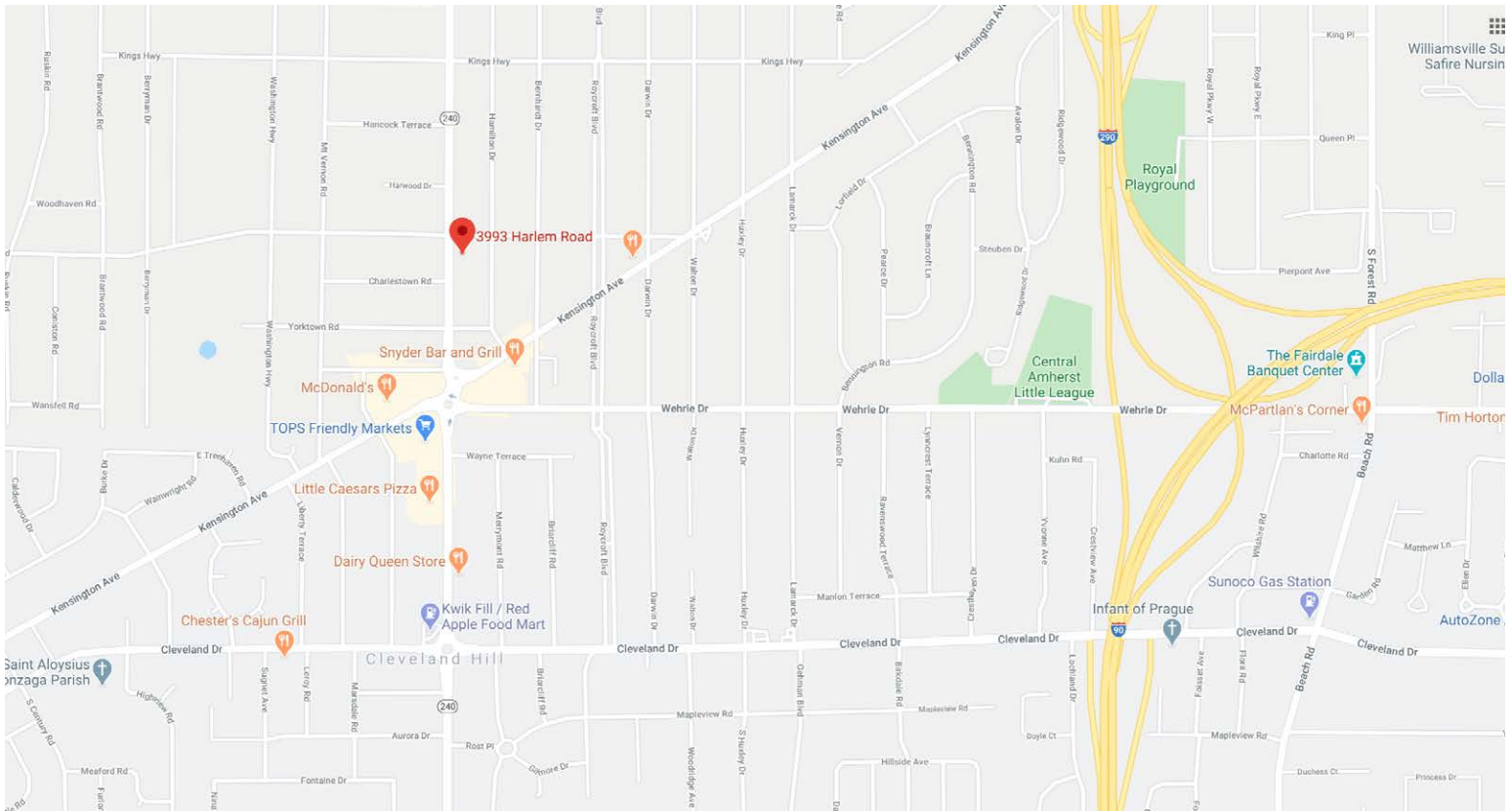
PROPERTY OVERVIEW

Lot Size	0.12 +/- AC
Total SF	3,000 +/- SF
Leasble SF	450 +/- SF
Year Built	1964
Stories	1
Traffic Count	12,919 ADT
Parking	On Site

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	14,514	132,289	328,113
Total Households	6,094	55,336	139,656
Ave. Annual Income	\$81,079	\$53,176	\$53,031

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