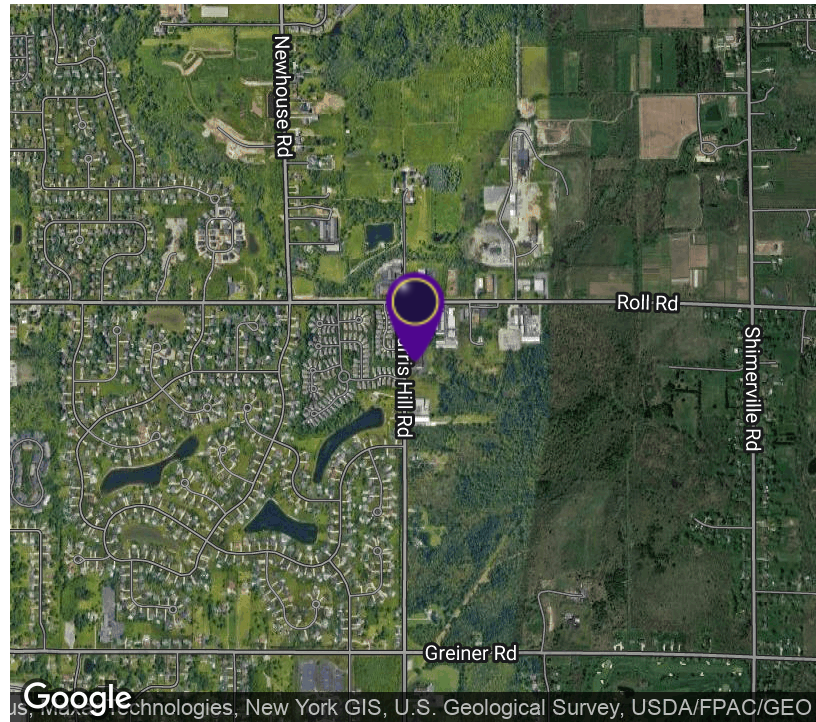


Investment Property

5635 Harris Hill Road, Clarence, NY 14221



OFFERING SUMMARY

Sale Price: Call For Details

Available SF:

Lot Size: 3.1 Acres

Year Built: 1989

Building Size: 15,600 SF

Zoning: commercial

Price / SF: -

PROPERTY OVERVIEW

Great location with plenty of green space and parking. Very accessible and reasonably priced. Lot size 3.1 acres. 300 SF up to 4,000 SF of office available for lease. Building consists of 15,600 +/- SF. Situated in a quiet park-like setting. Features include: below market rent, open floor plan, private restroom facilities, ample parking, new roof in 2018. Lot size 450'x300' with plenty of room to expand building

LOCATION OVERVIEW

Located on Harris Hill Road in the Town of Clarence, just South of Roll Road and North of Greiner Road. Easy access to NYS Thruway I-90. Proximate to many local amenities including shopping, banks, and restaurants on Transit Road Retail Corridor. Approximately 1 mile East off Transit Road.

PROPERTY HIGHLIGHTS

- Very Accessible
- Retail Store Front or Office
- Conveniently Located
- Great Exposure
- Wide Open Space
- Minutes East of Transit Road

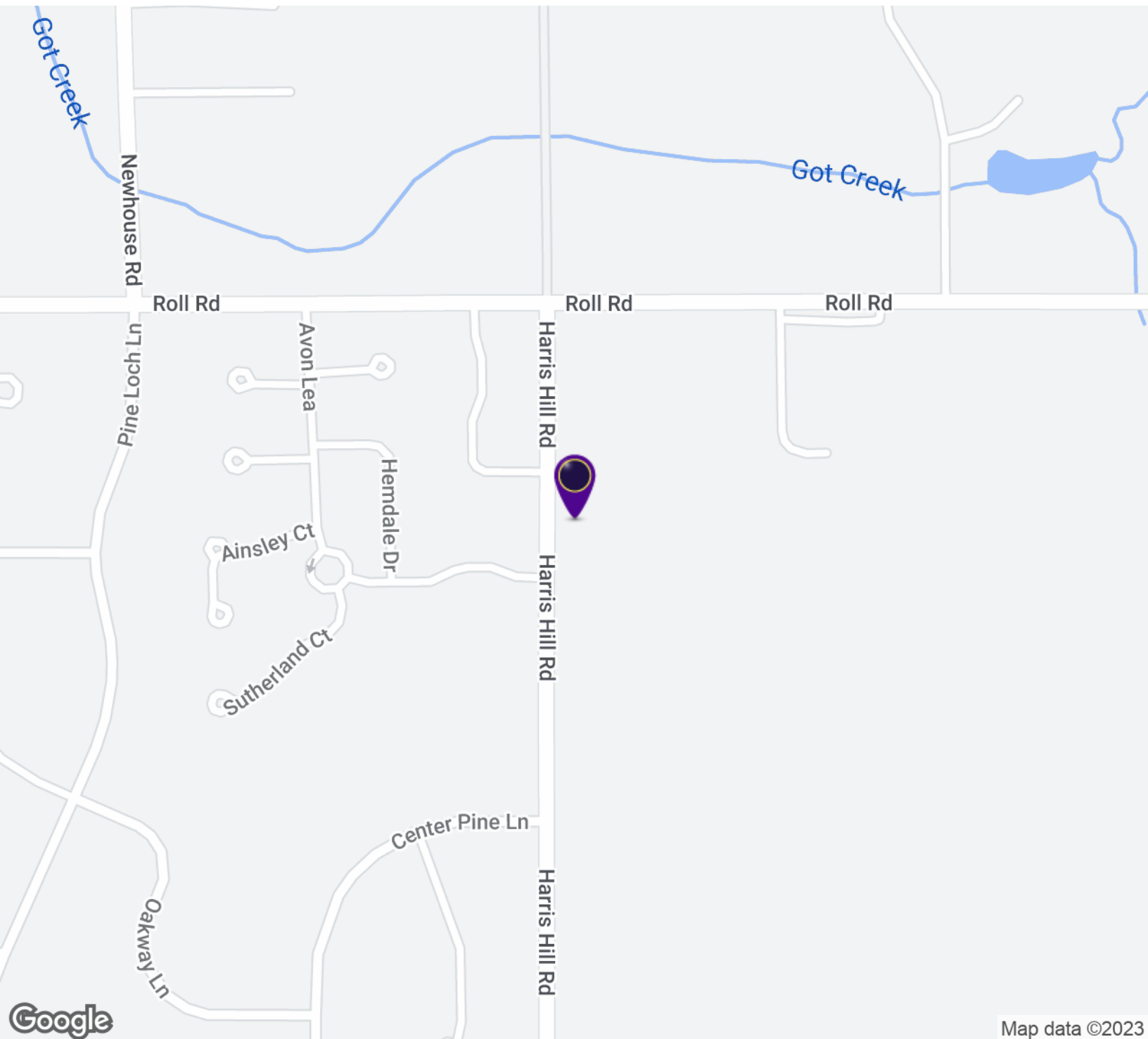


RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

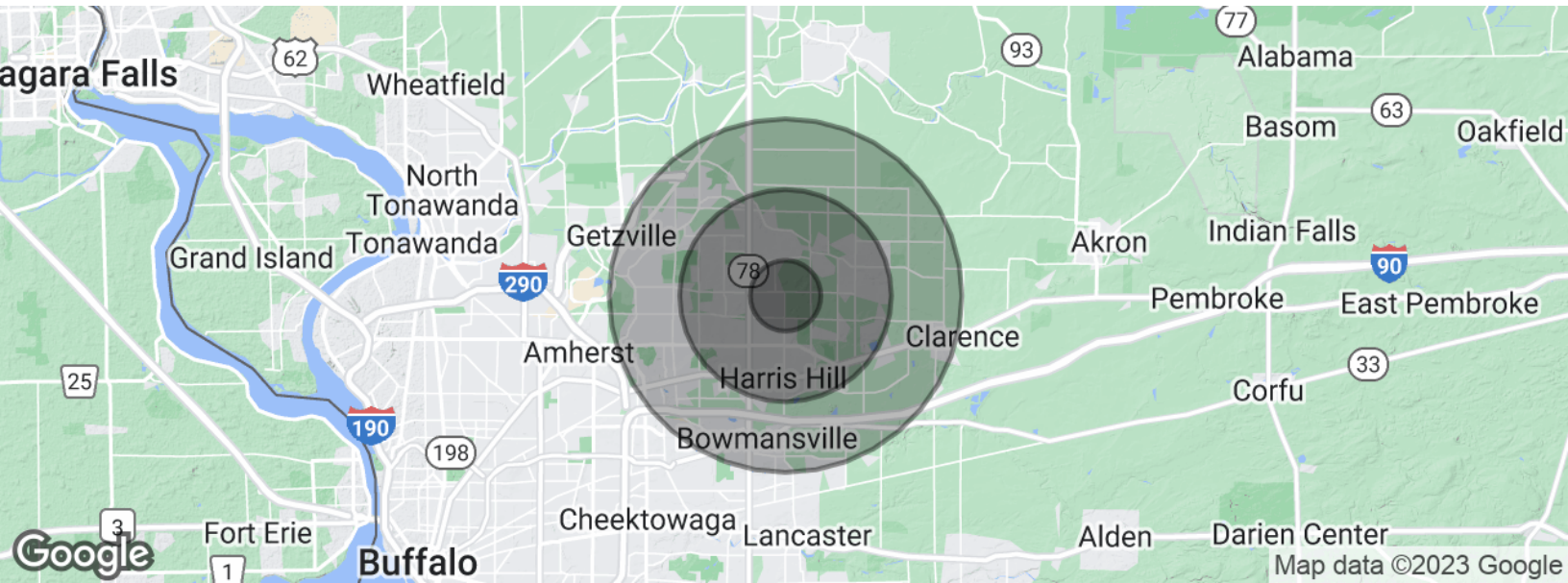
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,405	38,141	93,838
Median age	42.1	43.4	43.6
Median age (Male)	41.5	42.3	41.8
Median age (Female)	42.6	44.3	45.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,178	14,226	36,140
# of persons per HH	2.9	2.7	2.6
Average HH income	\$125,093	\$111,675	\$102,965
Average house value	\$272,247	\$242,589	\$229,694

* Demographic data derived from 2020 ACS - US Census



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