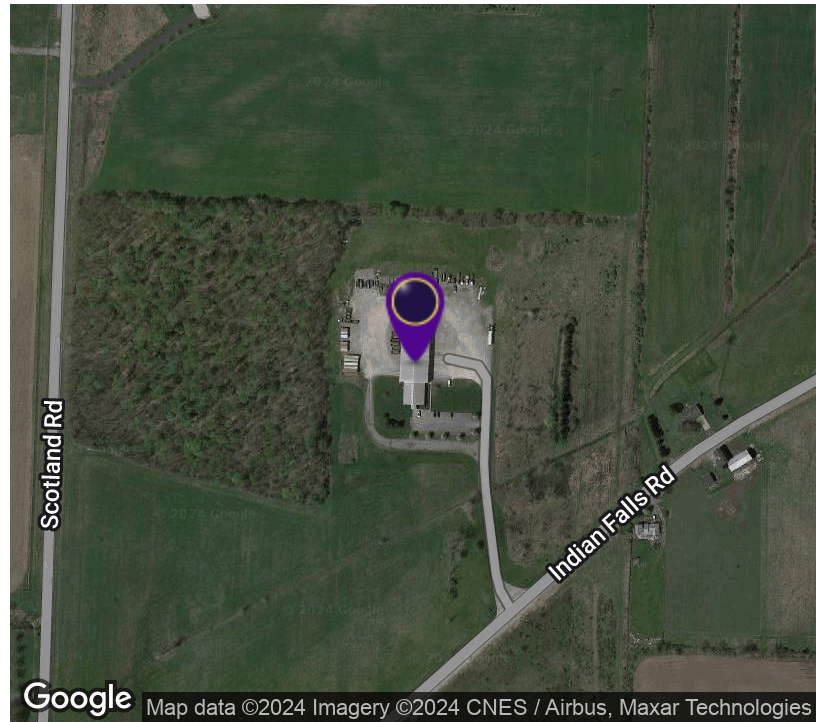


Professional Offices

13760 Indian Falls Road , Akron, NY 14001



OFFERING SUMMARY

Available SF: 4,000 SF

Lease Rate: \$3,500.00 SF/yr
(Gross)

Building Size: 15,791 SF

Renovated: 2018

Zoning: Commercial

PROPERTY OVERVIEW

Beautiful office space available for lease. This 4,000+/- SF office space is located just on the outskirts of Akron. The space has ample parking in the front with a main/private entrance. Formerly used as a professional executive office for veterinarian/pet rescue. Multiple large offices with 2 conference rooms, kitchenette, front reception area and waiting area, and storage. Ideal for any professional business. Motivated landlord looking for a good quality tenant. Landlord covers all utilities, taxes, and CAM charges. For more information call Rick Recckio at 716-998-4422

LOCATION OVERVIEW

Located just east of downtown Akron. Easy access to Route 5 (Main Street) and the New York State Thruway I-90 at the Pembroke Exit 48A

PROPERTY HIGHLIGHTS

- 4,000+/- SF Available
- Executive Offices Ideal For Any Professional Business
- Ample Parking
- Easy Access to Downtown Akron, Route 5, and NYS Thruway I-90



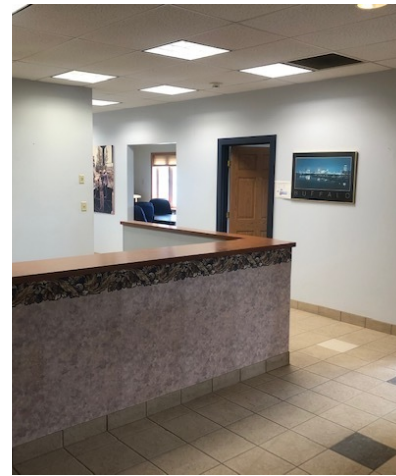
RICK RECCKIO
716.998.4422
rick@recckio.com

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

ADDITIONAL PHOTOS

Professional Offices

13760 Indian Falls Road , Akron, NY 14001



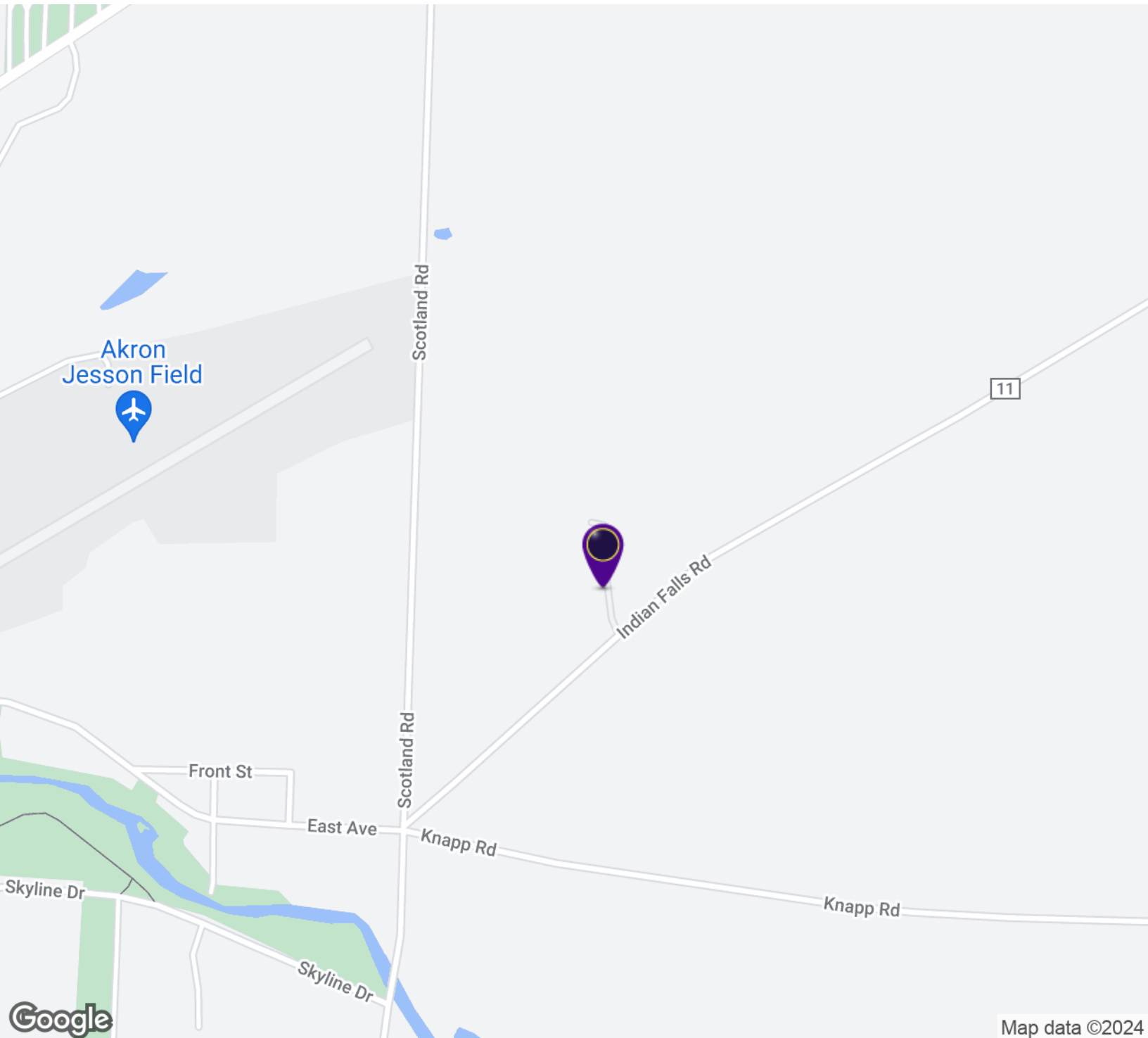
NY & PA Licensed Broker

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

Professional Offices

13760 Indian Falls Road , Akron, NY 14001



Map data ©2024

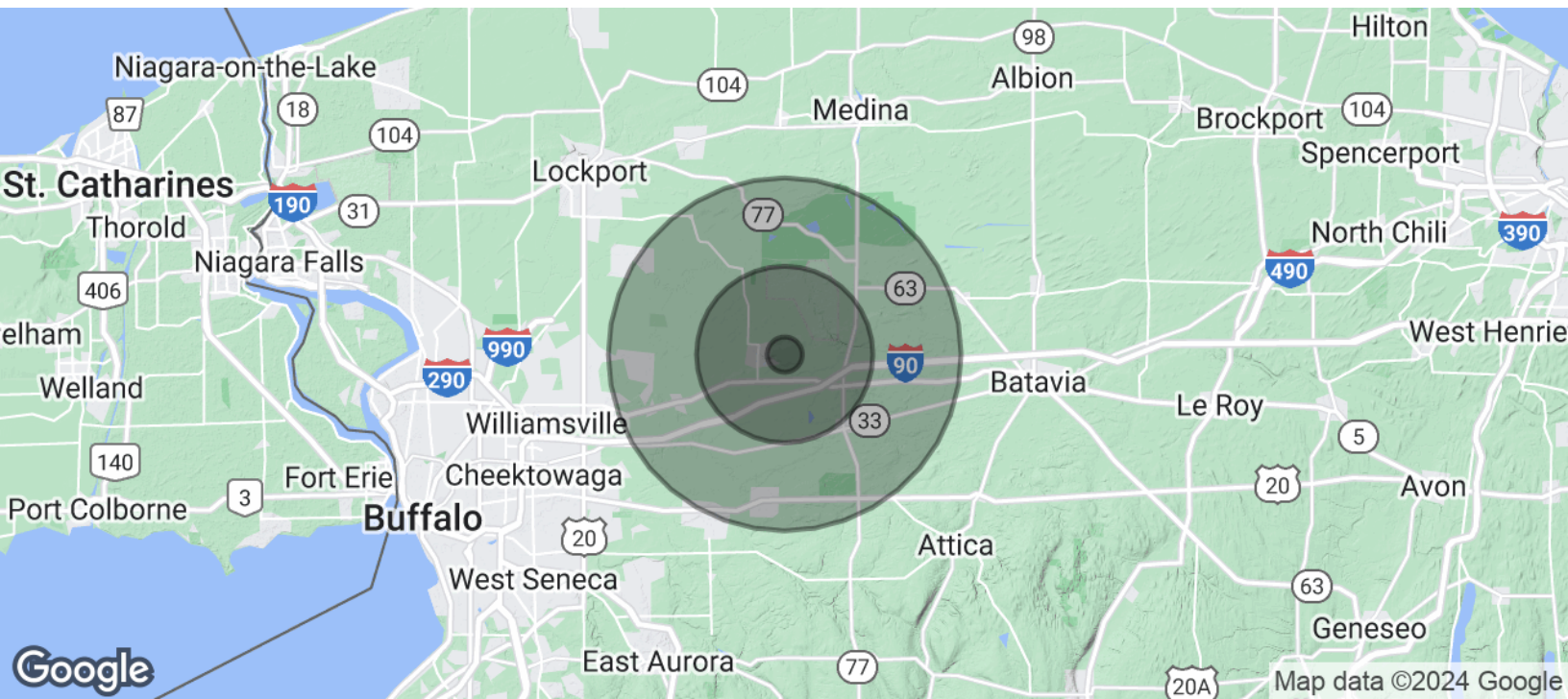


RICK RECCKIO
716.998.4422
rick@recckio.com

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

Professional Offices

13760 Indian Falls Road , Akron, NY 14001



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,211	10,579	45,644
Average Age	35.2	39.6	42.3
Average Age (Male)	34.0	38.2	40.9
Average Age (Female)	36.4	41.5	44.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	482	4,232	16,899
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$53,338	\$57,492	\$68,030
Average House Value	\$123,072	\$130,997	\$171,901

* Demographic data derived from 2020 ACS - US Census



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