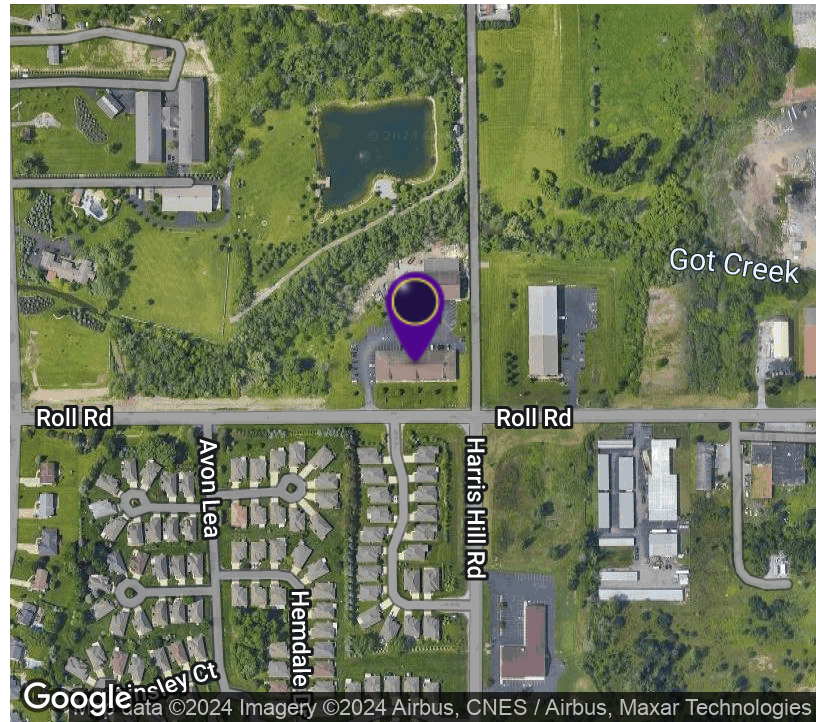


Investment Opportunity

8500 Roll Road, Clarence Center, NY 14032



OFFERING SUMMARY

Sale Price:	\$3,950,000
Lot Size:	5.68 Acres
Year Built:	2008
Building Size:	35,851 SF
Zoning:	Commercial
Price / SF:	\$110.18

PROPERTY OVERVIEW

Investment opportunity on this commercial property located in Clarence, NY on Roll Road. This property is situated at the intersection of Roll Road and Harris Hill which is right on the cusp of Transit Road's shopping, retail, restaurant, and residential population without the intense traffic and congestion. This property holds two separate buildings (the front retail building & the rear warehouse building) each are fully occupied and under lease agreements. The front building sees exposure from drive by traffic and is easily accessible due to the side and rear parking lot. These spaces are built out for multiple different tenants all featuring class A space. The rear warehouse is beautifully constructed with block construction, 3-phase power, 20' ceiling heights, multiple overhead doors, floor drains built into the concrete, and so much more. The accessibility to convert the space into one large open area (or) multiple individual spaces is also a possibility because of how the building was constructed the space is divided into 4 existing tenants currently. Words can not express the finite opportunity this property has to offer for any investor. This is a must-see property! All potential buyers must provide proof funds and sign an NDA prior to scheduling an appointment to view the property. The Front and Rear buildings can be purchased separately.



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LOCATION DESCRIPTION

North of Transit Rd. on Roll Rd. Near by businesses included The Pink Salon, E.J. Militello Concrete, High Tech Transportation, RG Productionz, Glow Spa Buffalo, Nickel City Canine Rescue, Clarence Kitchen Design & Studio. Minutes from Clarence Center. On the cusp of Transit Road's shopping, retail, restaurant, and residential population.

PROPERTY HIGHLIGHTS

- Investment Opportunity
- 35,850+/- SF
- 2 Buildings (Retail & Warehouse)
- Zoned: Commercial
- 3-Phase Power
- 20' Ceiling Height
- Floor Drains
- Overhead Doors
- 85+/- Parking Spaces
- Excellent Location
- Owner willing to sell each building Separatly

ADDITIONAL PHOTOS

Investment Opportunity

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ADDITIONAL PHOTOS

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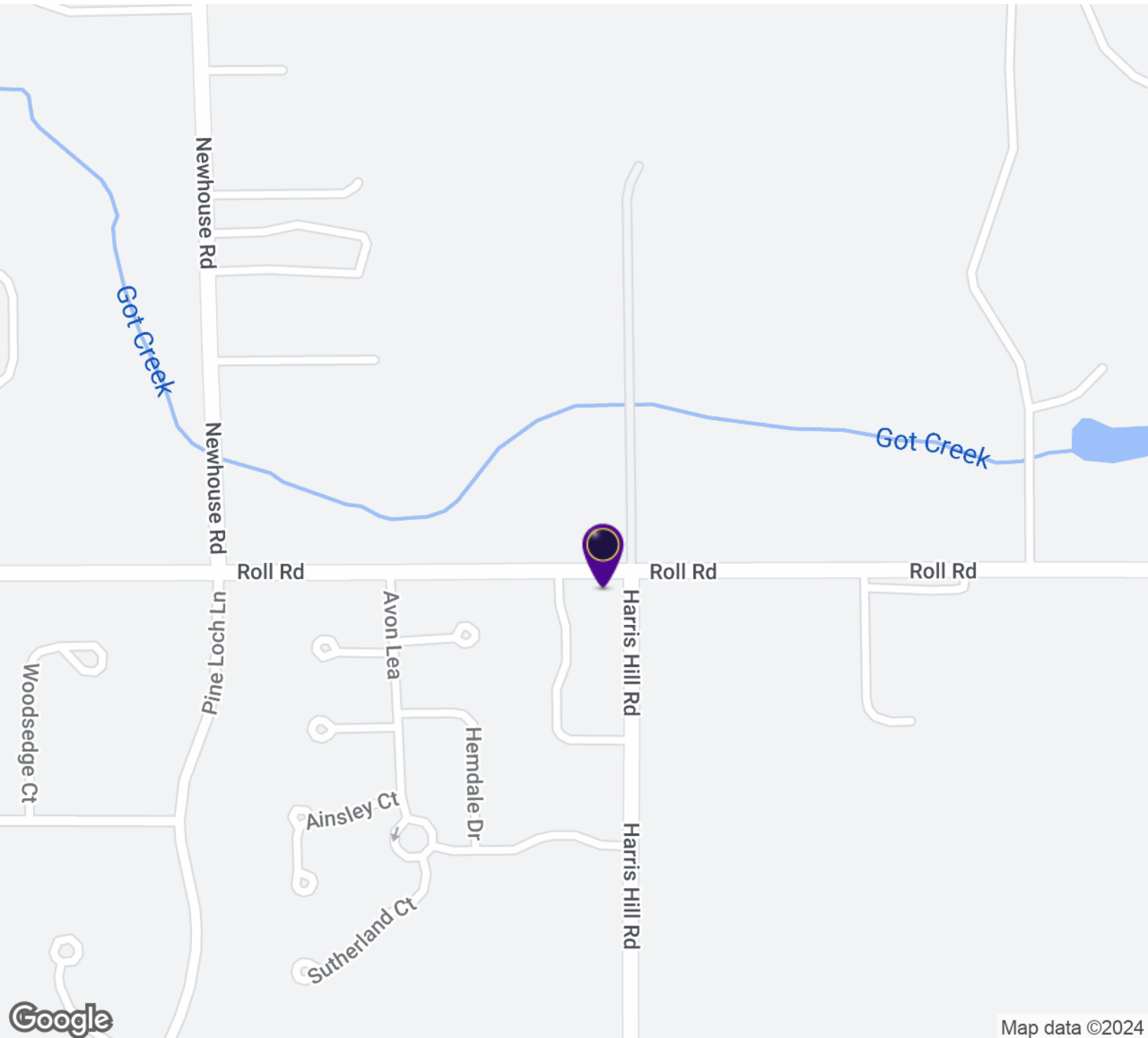


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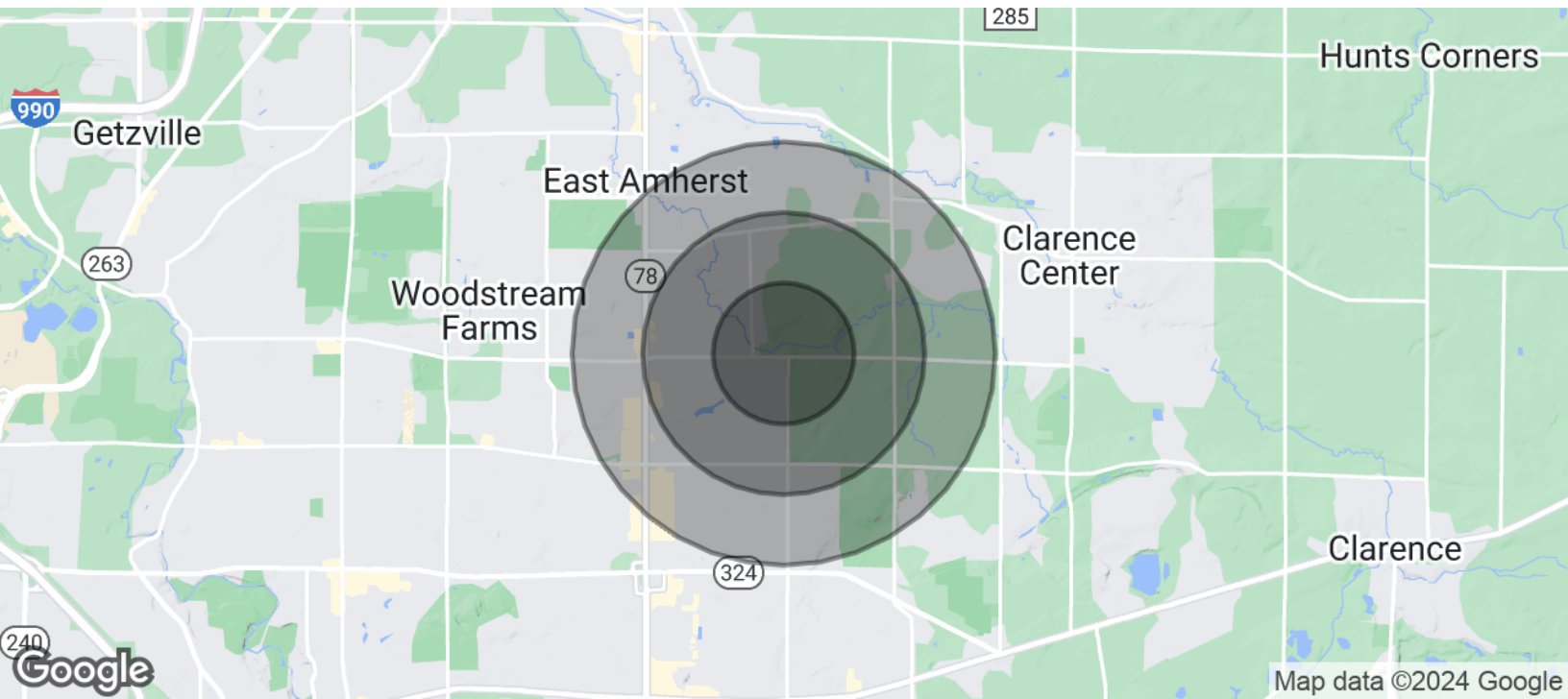
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Investment Opportunity

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,025	3,608	10,438
Average Age	47.6	47.5	46.9
Average Age (Male)	39.6	40.0	42.6
Average Age (Female)	51.1	50.7	48.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	413	1,449	4,421
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$130,752	\$129,692	\$128,492
Average House Value	\$344,519	\$355,033	\$376,341

* Demographic data derived from 2020 ACS - US Census



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