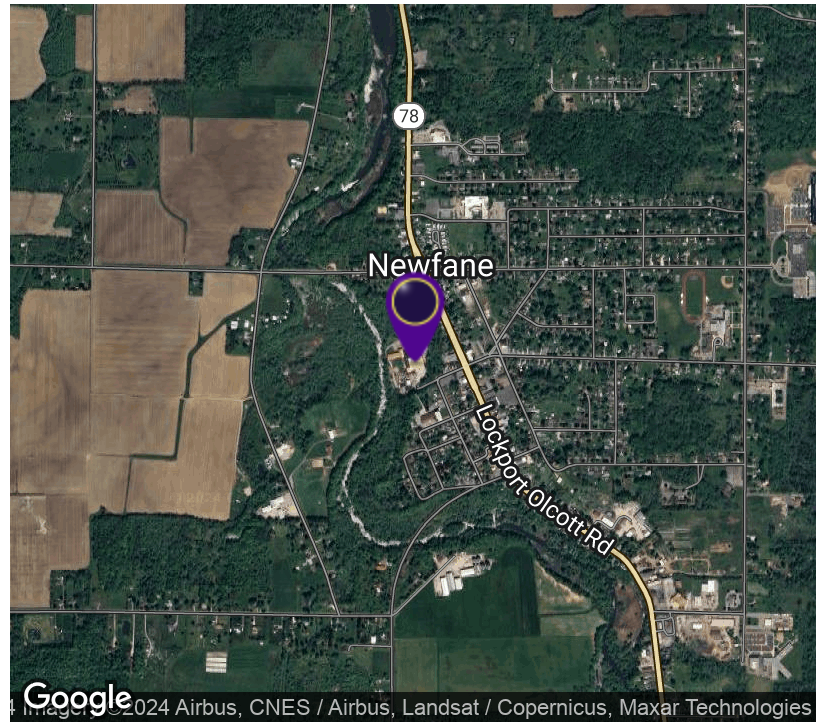


6,100+/- SF Office & 6,000+/- SF Office Space in Forest Creek Business Park  
2712 West Avenue, Newfane, NY 14108



## OFFERING SUMMARY

Available SF:	6,000 - 6,100 SF
Lease Rate:	\$5.50 - 9.50 SF/yr (Gross)
Lot Size:	15.0 Acres
Year Built:	1924
Building Size:	88,000 SF
Renovated:	2018
Zoning:	Commercial

## PROPERTY OVERVIEW

Forest Creek Business Park has approximately 12,100+/- SF available for Lease located in the downtown area of Newfane, NY. This property has access to all local roadways, towns, and routes connecting Niagara Falls, Buffalo, and Rochester NY. The building tenant is currently operating and the existing lease expires at the end of April 2023. Using roughly 6,000 SF of warehouse space and 6,100 SF of Office Space. This space was updated and renovated a few years ago. The warehouse space has 3 existing 12' overhead doors located in the front of the building (with a 4th potential overhead door not in use). 13' Ceiling Heights with a 13" concrete slab floor with 3 Phase Power. This space is ideal for any warehouse needs. Attached to the warehouse is a 6,100 SF office composed of private offices, conference room, a large open bull pin area, updated electrical w/ fiber optic lines, a private entrance, and ample parking in the rear of the building. The office space was heavily insulated and could be built out to fit any specific requirements a business would require. The owner would prefer to lease the entire portion of the building to one tenant. An additional 22,000+/- SF of warehouse space is available with 1 Truck Dock and 1 Overhead Door.



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## PROPERTY SUMMARY

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### LOCATION DESCRIPTION

Located in Downtown Newfane just off of Route 78 (Lockport Olcott Rd) This property is centrally to all local shops, restaurants and businesses. Approximately 4 miles from downtown Olcott and Lake Ontario, 9 miles from Downtown Lockport and 20 miles from Niagara Falls. Easy access to major roadways including Route 78, Route 18, Route 104 and Route 31.

### PROPERTY HIGHLIGHTS

- 6,100+/- Office Space
- 6,000+/- Warehouse
- Access to All Local Roadways, Towns & Routes
- Recently Updated
- 3 existing 12' Overhead Doors
- 3 Phase Power
- 13" concrete slab
- Ample Parking
- Additional 22,000+/- SF Warehouse Available



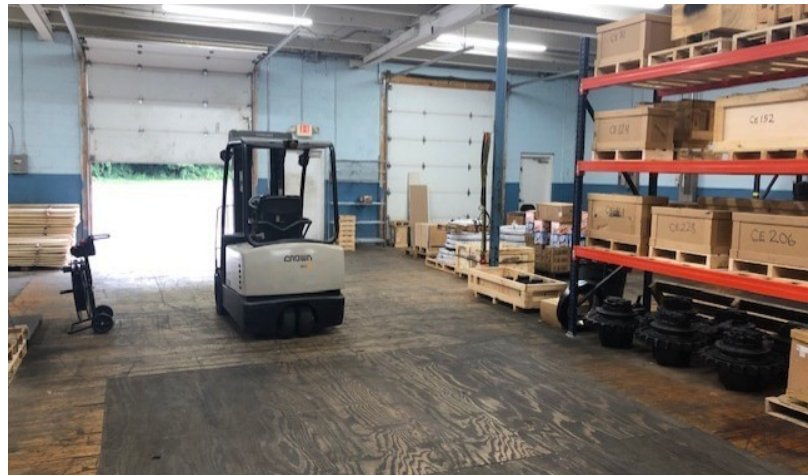
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## ADDITIONAL PHOTOS

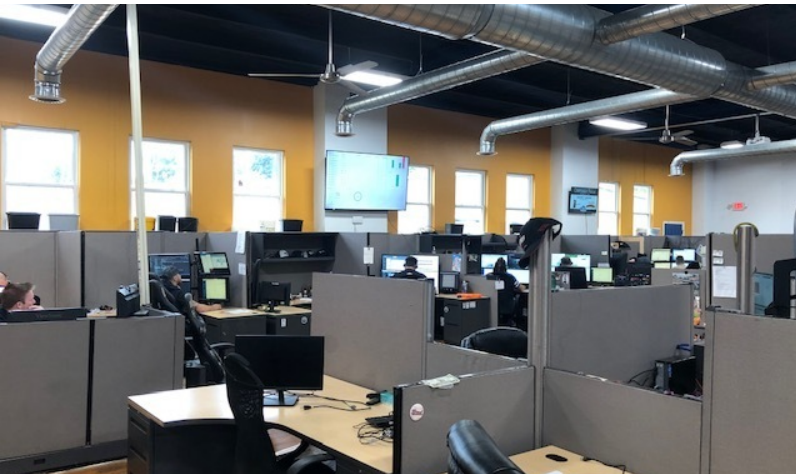
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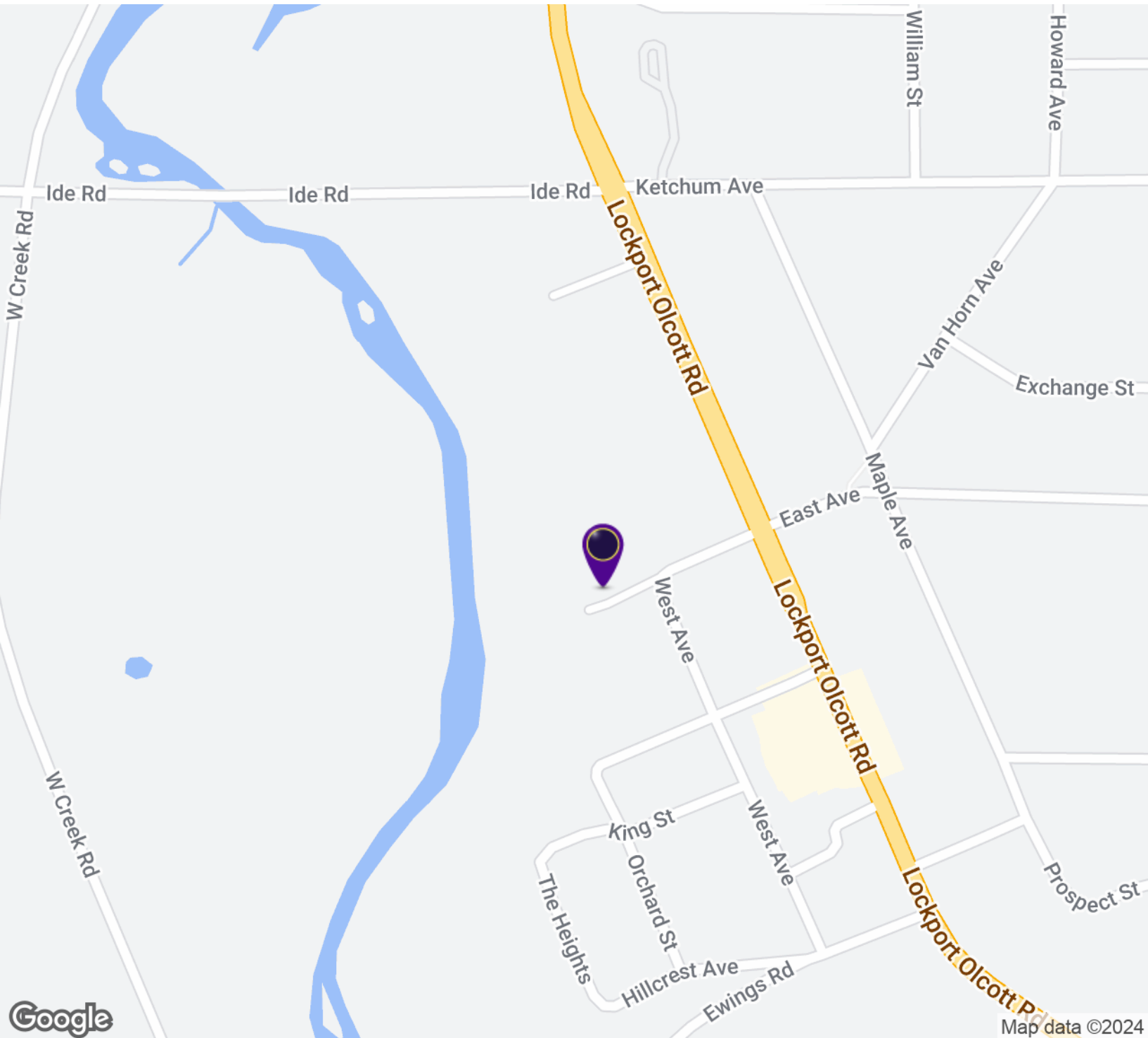
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## LOCATION MAP

6,100+/- SF Office & 6,000+/- SF Office Space in Forest Creek Business Park

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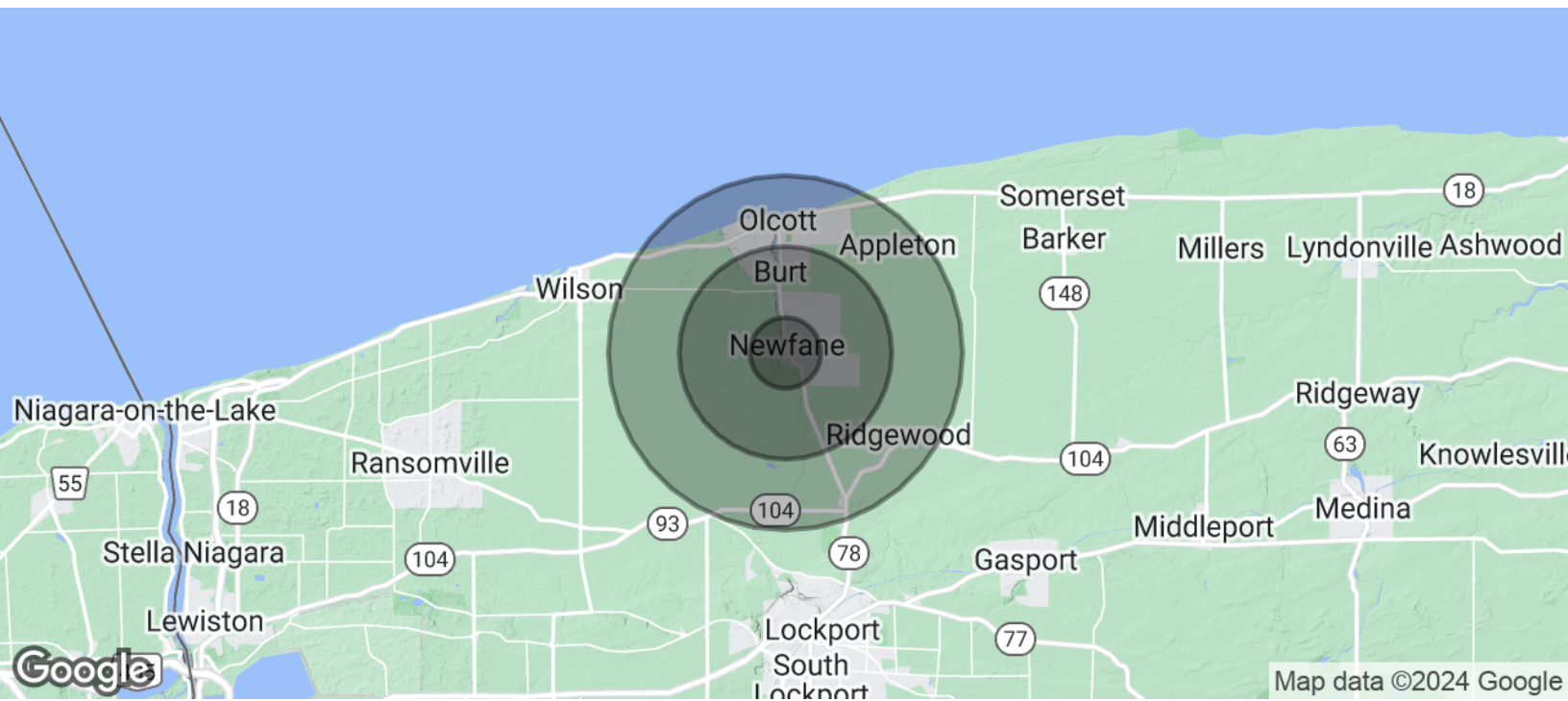
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## DEMOGRAPHICS MAP & REPORT

6,100+/- SF Office & 6,000+/- SF Office Space in Forest Creek Business Park  
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,062	5,674	11,163
Average Age	43.2	43.6	44.0
Average Age (Male)	38.7	41.0	42.9
Average Age (Female)	45.2	44.4	43.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	443	2,390	4,770
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$65,540	\$69,538	\$74,158
Average House Value	\$123,601	\$128,302	\$141,056

\* Demographic data derived from 2020 ACS - US Census



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