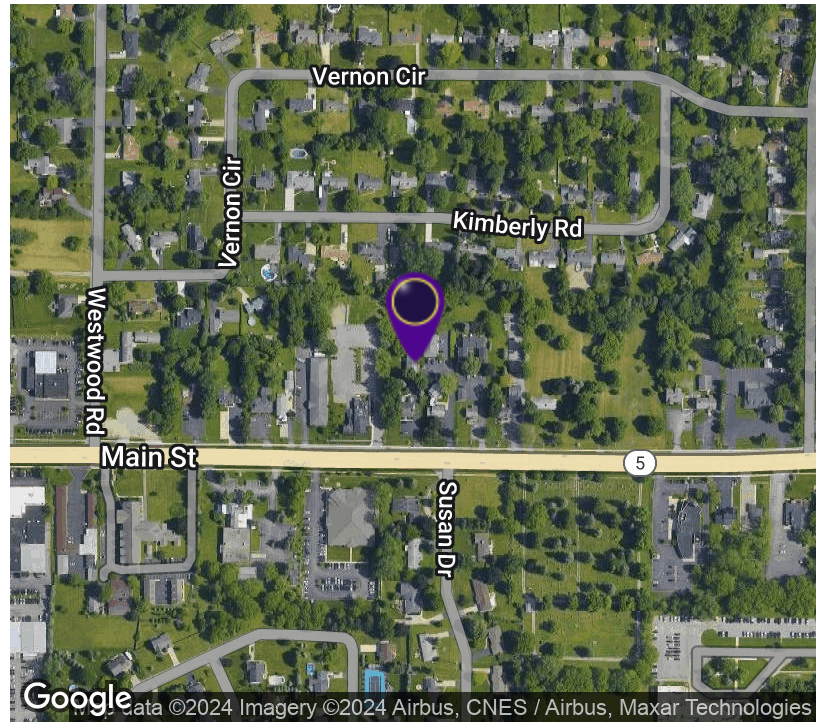


1,000+/- SF Office Space Excellent Location

8330 Main St, Williamsville, NY 14221



OFFERING SUMMARY

Available SF:	1,000 SF
Lease Rate:	\$1,995.00 per month (Gross)
Lot Size:	1.0 Acres
Year Built:	2015
Building Size:	1,000 SF
Zoning:	Commercial

PROPERTY OVERVIEW

We are excited to announce the availability of a 1,000- SF free-standing office space located on Main Street in Williamsville. This nicely finished space is ideal for professional offices such as medical, insurance, attorney, etc. The space includes a reception area, a large open space that can be used as offices or treatment areas, a full bathroom, and an additional room with a mini fridge and sink. Plenty of storage space available. Space also has a full service printer/copier. The office is equipped with outside lighting and a security system. The property also has a new skid-proof sidewalk and steps, ample paved parking, and a large LED light exterior signage on a timer. The office is in move-in ready condition and is located in a prominent location near Bar Bill restaurant which offers excellent visibility. The demographics of the area are strong and the traffic counts are excellent, making this office space a highly desirable location for businesses. Office furniture and equipment optional. Utilities included in rent. Don't miss out on this opportunity to lease a professional office space in Williamsville on Main Street. Contact us today to schedule a viewing.



RICK RECCKIO
716.998.4422
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4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

PROPERTY SUMMARY

1,000+/- SF Office Space Excellent Location
8330 Main St, Williamsville, NY 14221



LOCATION DESCRIPTION

Located on Main St. 1/2 mile east of Transit Rd.. Minutes from Buffalo Niagara International Airport, Eastern Hills Mall. Nearby several new car dealerships, restaurants, banks, and major multi-tenant plazas.

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	649	2,160	4,146
Total Population	1,629	5,142	9,479
Average HH Income	\$111,541	\$109,952	\$105,701

PROPERTY HIGHLIGHTS

- Fully Built Out as Standard Office
- Easy access to and from all points of WNY
- Minutes from NYS Thruway I-90
- Minutes from Buffalo Niagara International Airport
- Strong demographics and excellent traffic counts
- Move-in ready condition
- Ample on-site parking



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ADDITIONAL PHOTOS

1,000+/- SF Office Space Excellent Location
8330 Main St, Williamsville, NY 14221



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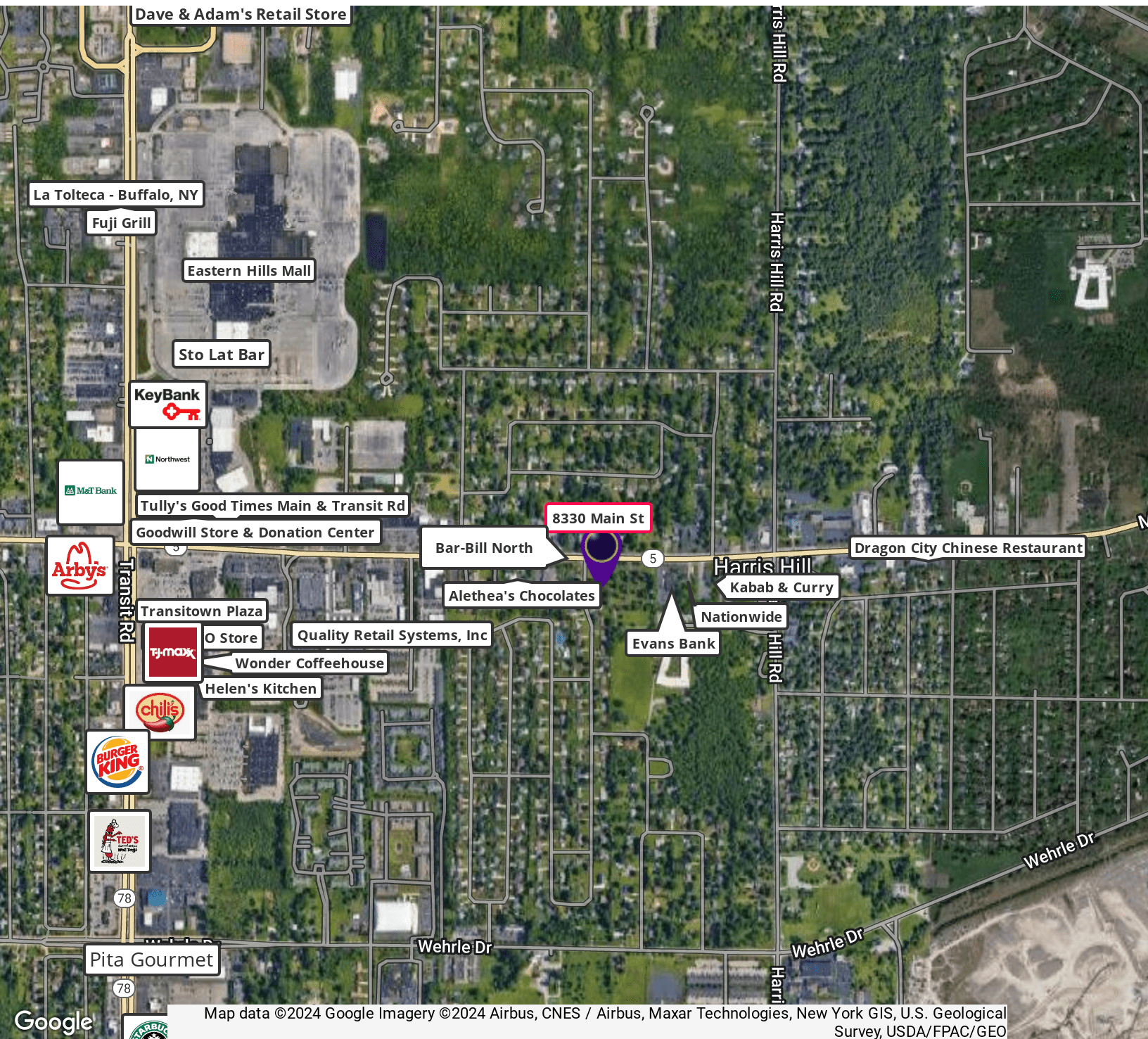
ADDITIONAL PHOTOS

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LOCATION MAP

1,000+/- SF Office Space Excellent Location
8330 Main St, Williamsville, NY 14221



Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, New York GIS, U.S. Geological Survey, USDA/FPAC/GEO

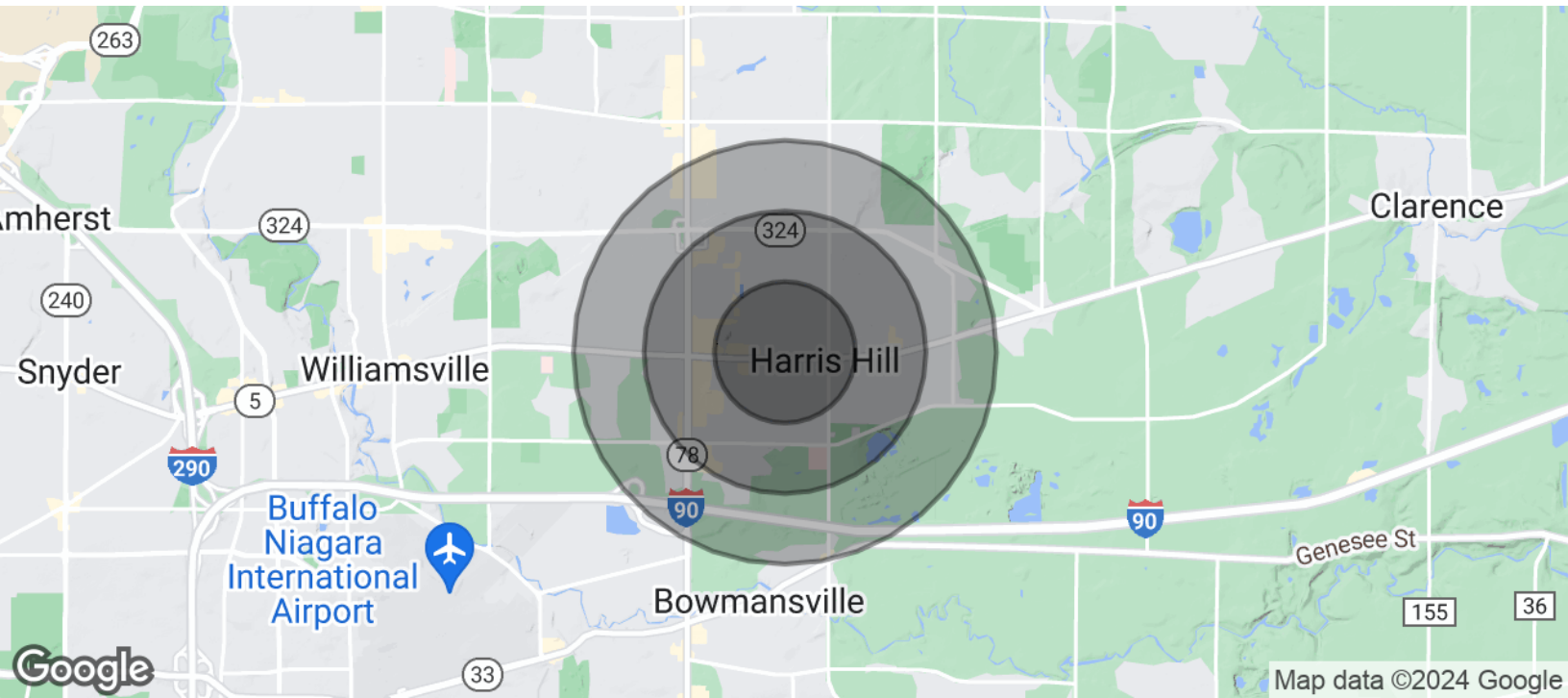


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DEMOGRAPHICS MAP & REPORT

1,000+/- SF Office Space Excellent Location
8330 Main St, Williamsville, NY 14221



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,629	5,142	9,479
Average Age	33.8	38.1	42.0
Average Age (Male)	35.2	39.0	42.2
Average Age (Female)	36.6	40.6	43.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	649	2,160	4,146
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$111,541	\$109,952	\$105,701
Average House Value	\$233,311	\$237,956	\$244,575

2020 American Community Survey (ACS)



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