

1,500+/- SF Office Space Available in the Museum of European Art
10545 Main Street, Clarence, NY 14031



OFFERING SUMMARY

Available SF:	1,500 SF
Lease Rate:	\$2,750.00 per month (Gross)
Lot Size:	0.63 Acres
Year Built:	1821
Building Size:	2,726 SF
Renovated:	1995
Zoning:	483

PROPERTY OVERVIEW

This historic building in the charming hamlet of Clarence Hollow. On the highly trafficked Main St. with great visibility, plenty of off street parking and private parking is the perfect location for any law, insurance or accounting office. This first floor space with two separate entrances, has a reception area and private offices. This property a must see for anyone wanting a location in the North towns.

LOCATION OVERVIEW

On beautiful Main St. in Clarence Hollow.

PROPERTY HIGHLIGHTS

- Great Demographics
- Highly Trafficked
- Densely Populated
- Affordable Rent
- In the same building as the Museum of European Art



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ADDITIONAL PHOTOS

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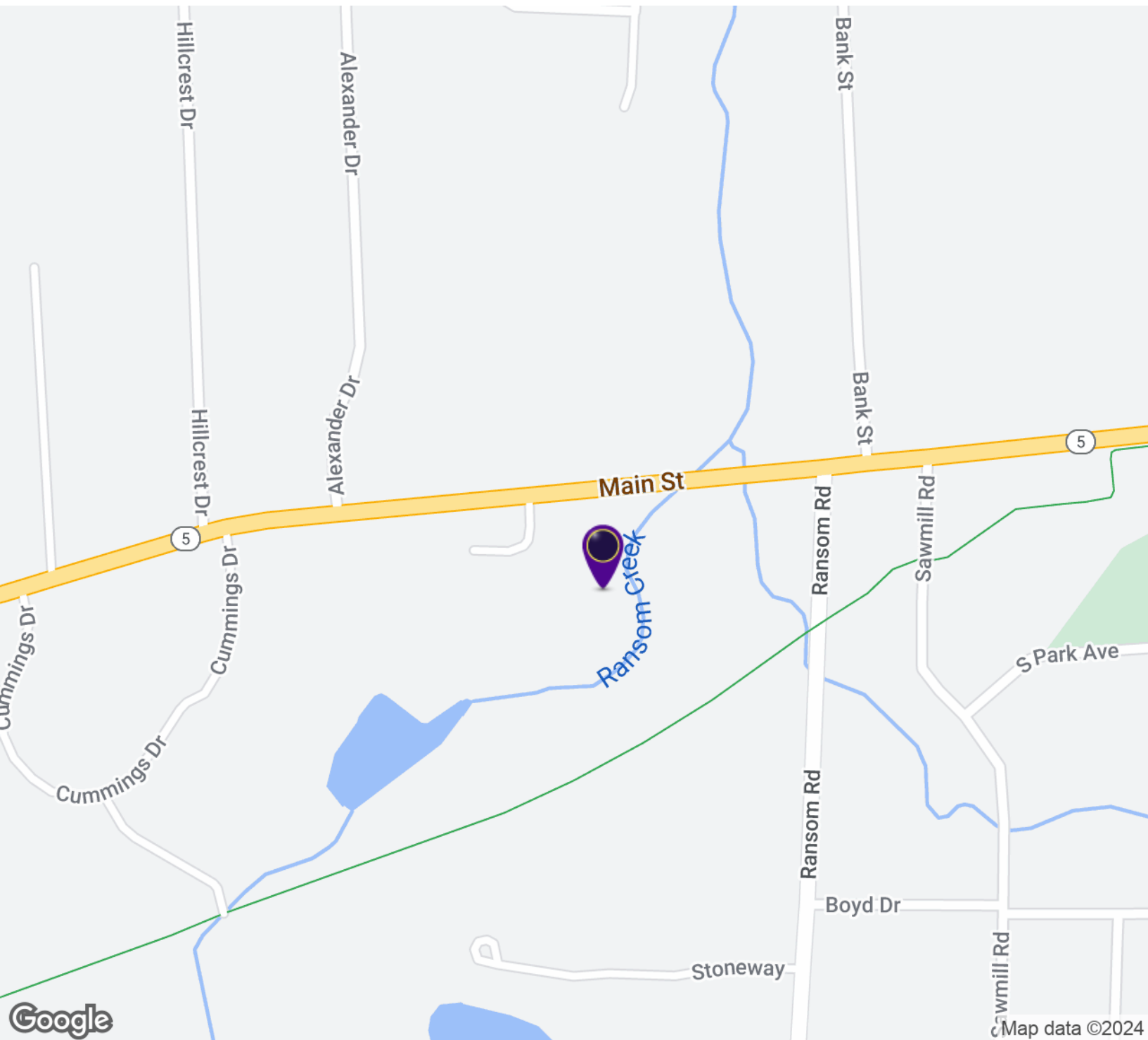


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LOCATION MAP

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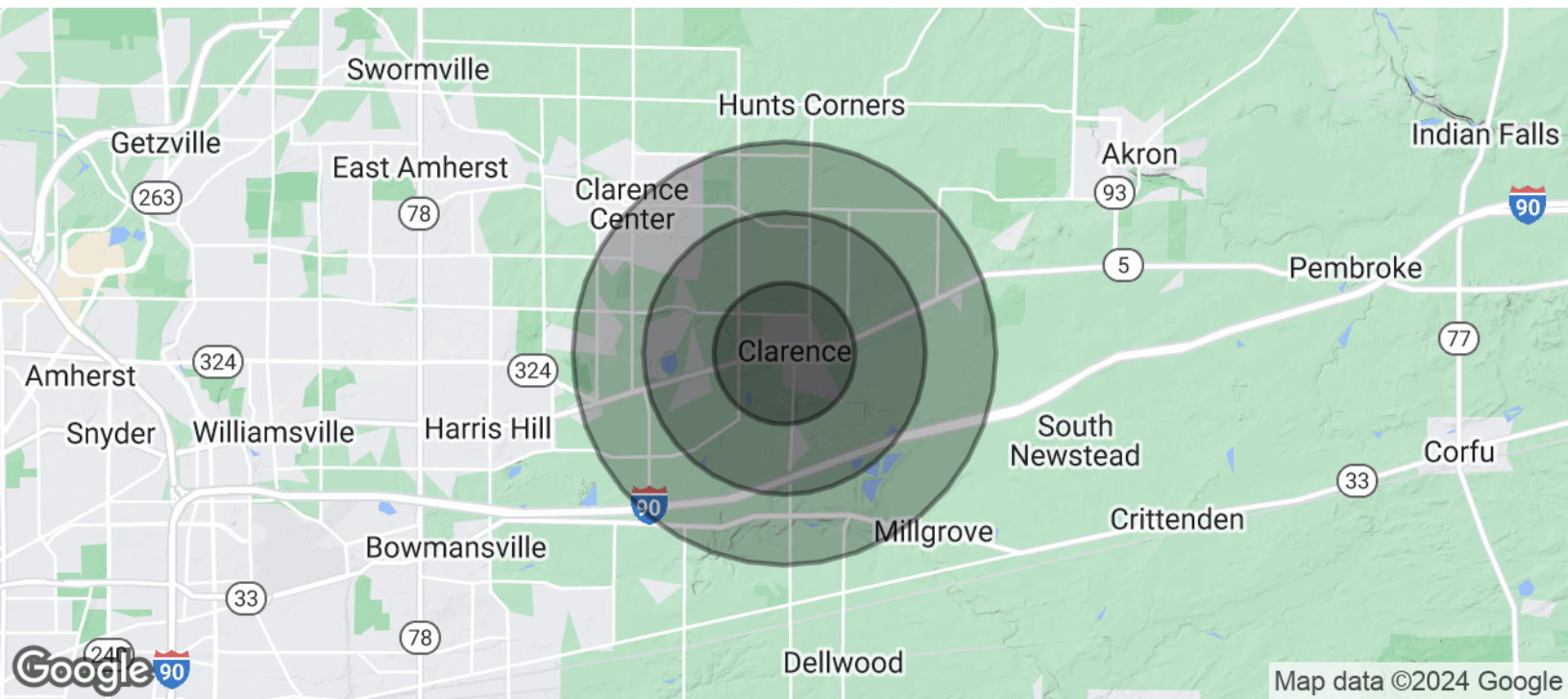


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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,384	6,186	12,019
Average Age	59.6	53.5	49.4
Average Age (Male)	52.9	48.6	46.0
Average Age (Female)	61.1	54.3	50.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,079	2,847	5,150
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$91,362	\$102,242	\$118,262
Average House Value	\$259,412	\$282,928	\$321,300

2020 American Community Survey (ACS)



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