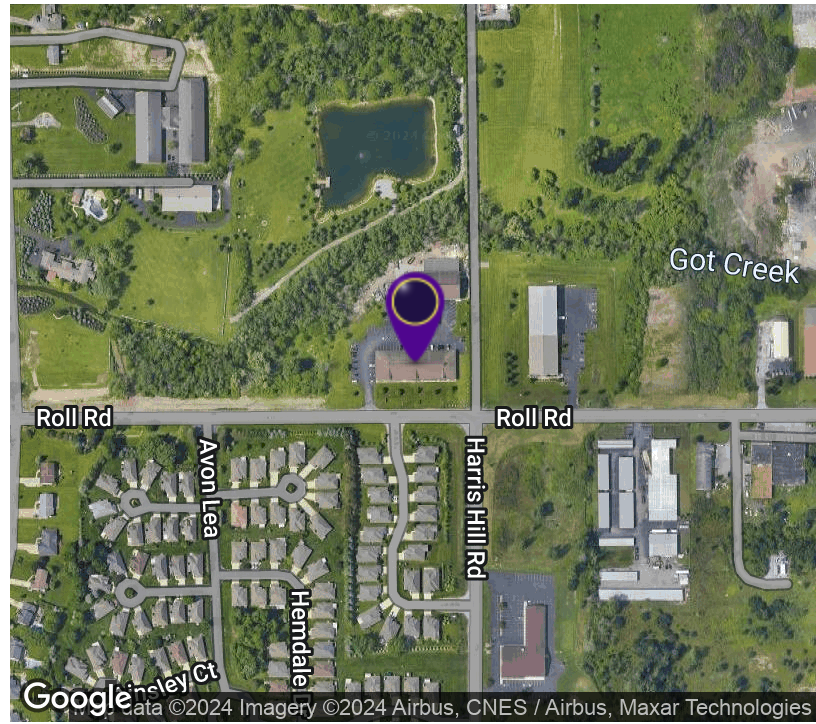


# 15,000+/- Retail/Office Space

8500 Roll Road, Clarence Center, NY 14032



## OFFERING SUMMARY

Sale Price:	\$2,000,000
Lot Size:	5.68 Acres
Year Built:	2008
Building Size:	15,000 SF
Zoning:	Commercial
Price / SF:	\$133.33

## 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, which can be purchased together or separately. 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 with ample parking around the building each tenant has room for their clients and employees to park. The spaces are all separate utilities and have been 100% occupied since construction was finished in 2008. 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.



**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

## PROPERTY SUMMARY

# 15,000+/- Retail/Office Space

8500 Roll Road, Clarence Center, NY 14032



### 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.

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	373	1,502	4,405
Total Population	927	3,738	10,392
Average HH Income	\$131,296	\$129,638	\$127,577

### PROPERTY HIGHLIGHTS

- Investment Opportunity
- 35,850+/- SF (both buildings)
- 2 Buildings (Retail & Warehouse)
- Zoned: Commercial
- Ideal Drive-By Exposure
- Ample Parking with 85+/- Parking Spaces
- Excellent Location
- Well Maintained Spaces



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ADDITIONAL PHOTOS

# 15,000+/- Retail/Office Space

8500 Roll Road, Clarence Center, NY 14032



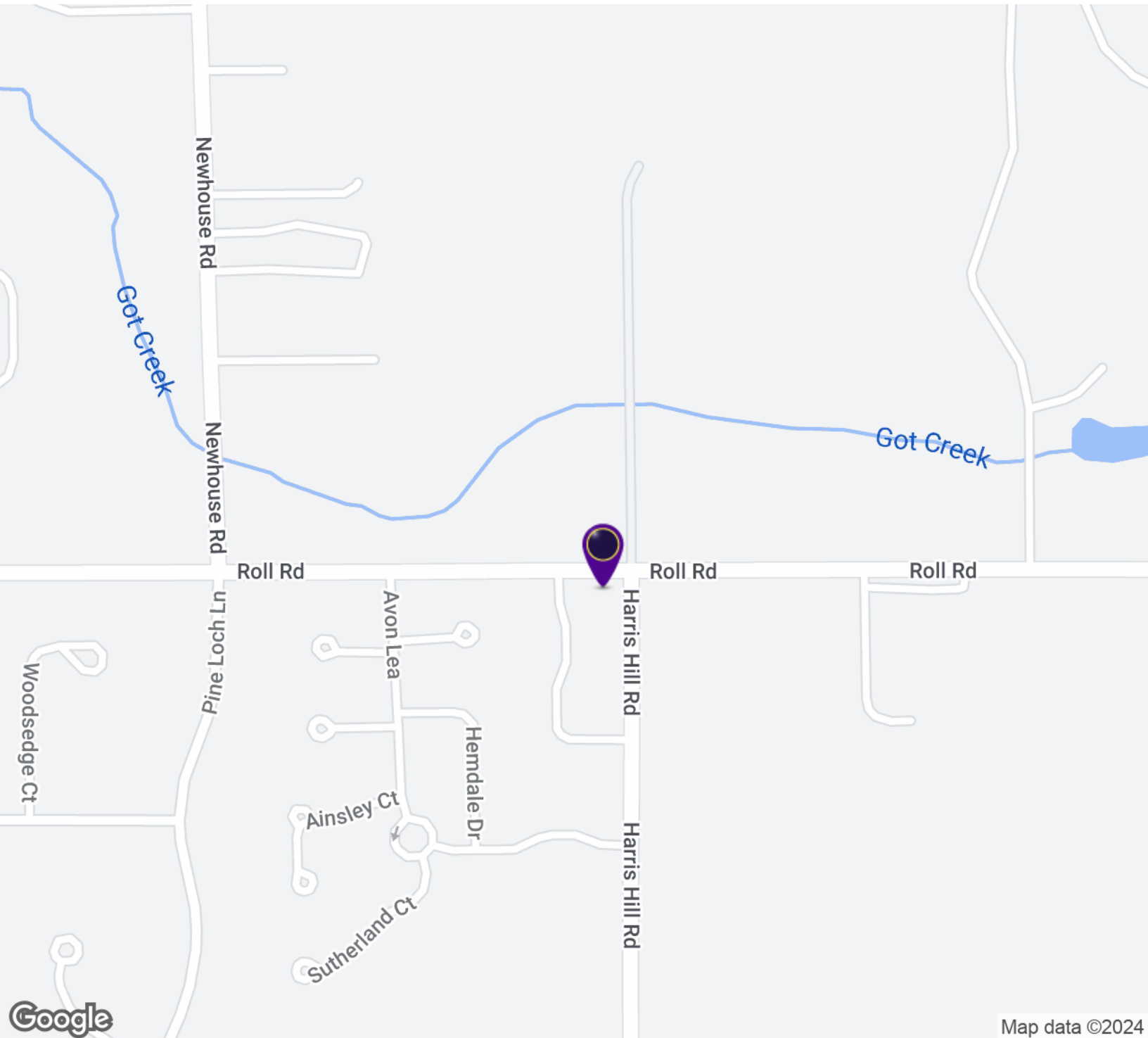
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## LOCATION MAP

# 15,000+/- Retail/Office Space

8500 Roll Road, Clarence Center, NY 14032



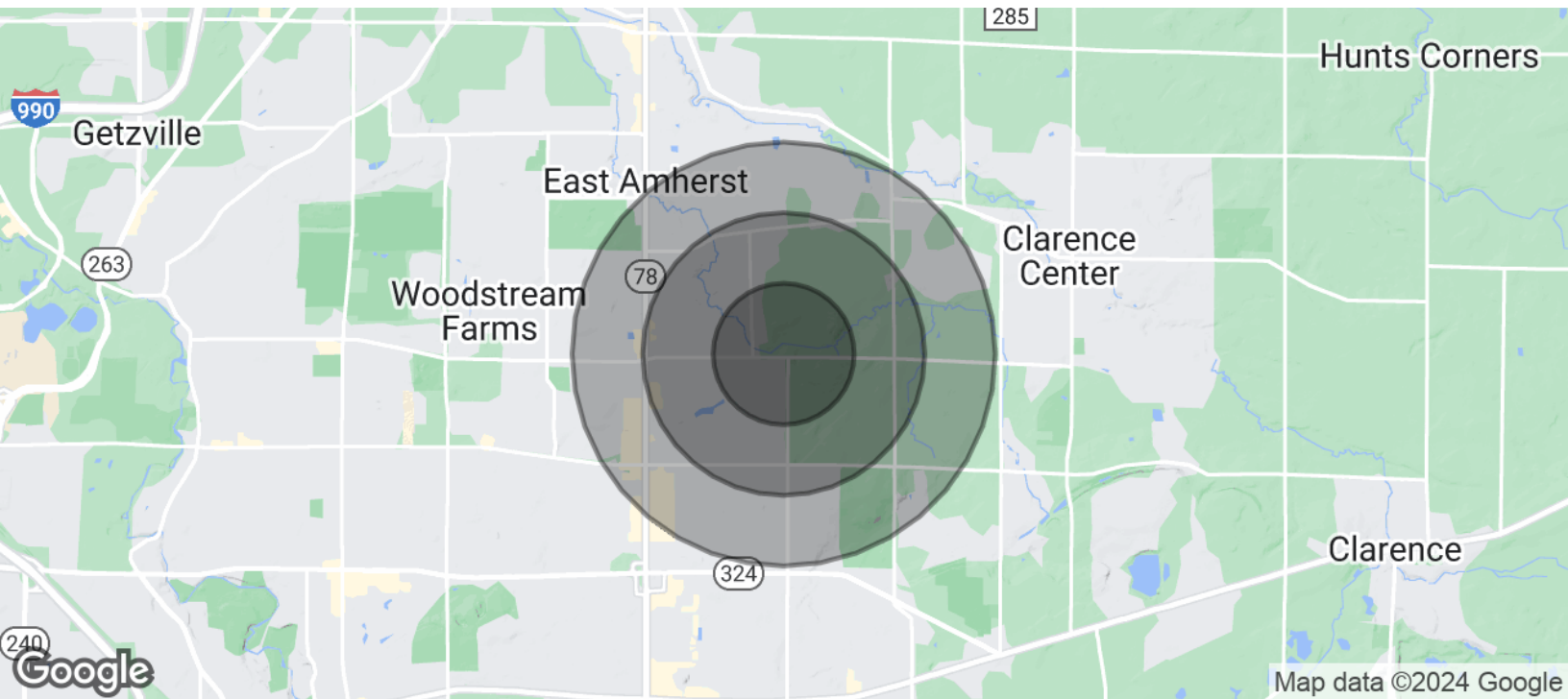
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# 15,000+/- Retail/Office Space

8500 Roll Road, Clarence Center, NY 14032



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	927	3,738	10,392
Average Age	47.5	47.4	46.9
Average Age (Male)	39.4	39.9	42.6
Average Age (Female)	51.1	50.7	48.5
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	373	1,502	4,405
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$131,296	\$129,638	\$127,577
Average House Value	\$347,185	\$357,460	\$375,429

2020 American Community Survey (ACS)



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