

2,400+/- SF Space available in Professional Office Park  
5763 Seneca Street, Elma, NY 14059



### OFFERING SUMMARY

Available SF: 2,400 SF

Lease Rate: \$3,500.00 per month  
(Gross)

Lot Size: 1.65 Acres

Year Built: 2014

Building Size: 16,688 SF

Zoning: Multi Use Building  
Code 480

### PROPERTY OVERVIEW

This newly updated spacious, bright contemporary space is perfect for Professional Office space. Can be used as a Veterinarian or Chiropractor Office with possibility for a Message Center or Physical Therapy Clinic. It comprises of six (6) offices, a large reception area. Large community area and kitchenette, with both private and public restrooms. This awesome location and great price point is a sure fire location and a can't lose opportunity for any businesses looking to locate in the Elma/West Seneca Area. Please call to view this space and make it your own.

### LOCATION OVERVIEW

Located in a Business Plaza on Seneca St. a few hundred feet east of Transit Rd. in Elma. Minutes away from the I-90 thruway and the 400 Expressway. Less than 2 miles from the bustling Elma Business District and 10 minutes from East Aurora

### PROPERTY HIGHLIGHTS

- Located in a heavily trafficked stretch of Seneca St. in Elma.
- In a densely populated area
- Plenty of Parking
- Turn-key Ready
- With Signage Available
- Excellent Visibility



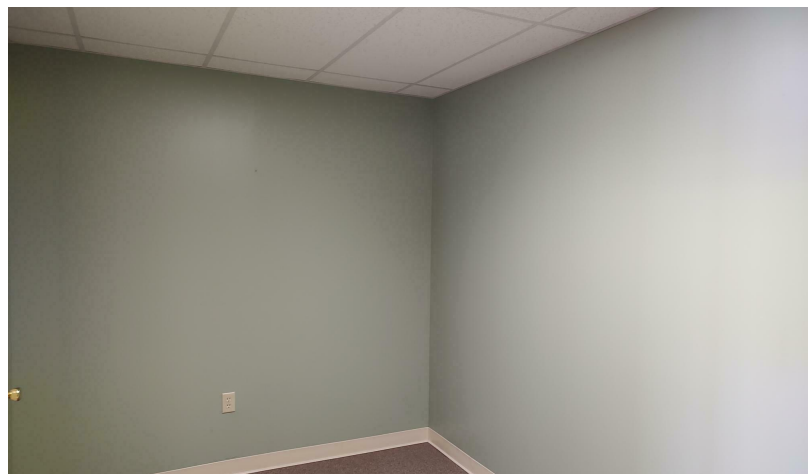
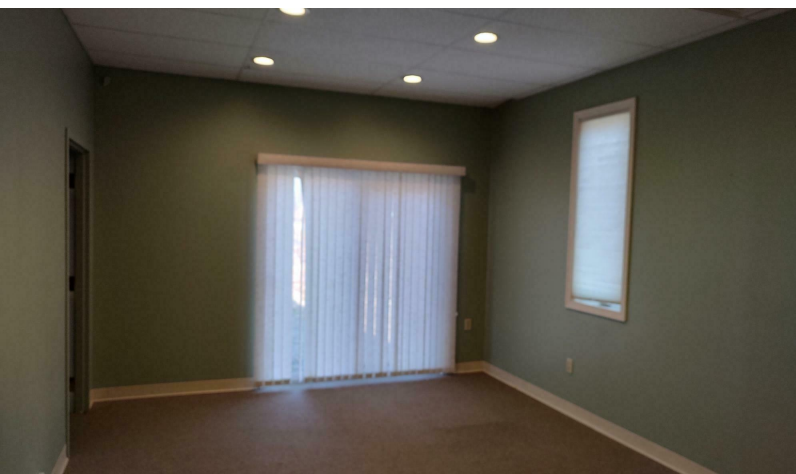
**RICK RECCKIO**  
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4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
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## ADDITIONAL PHOTOS

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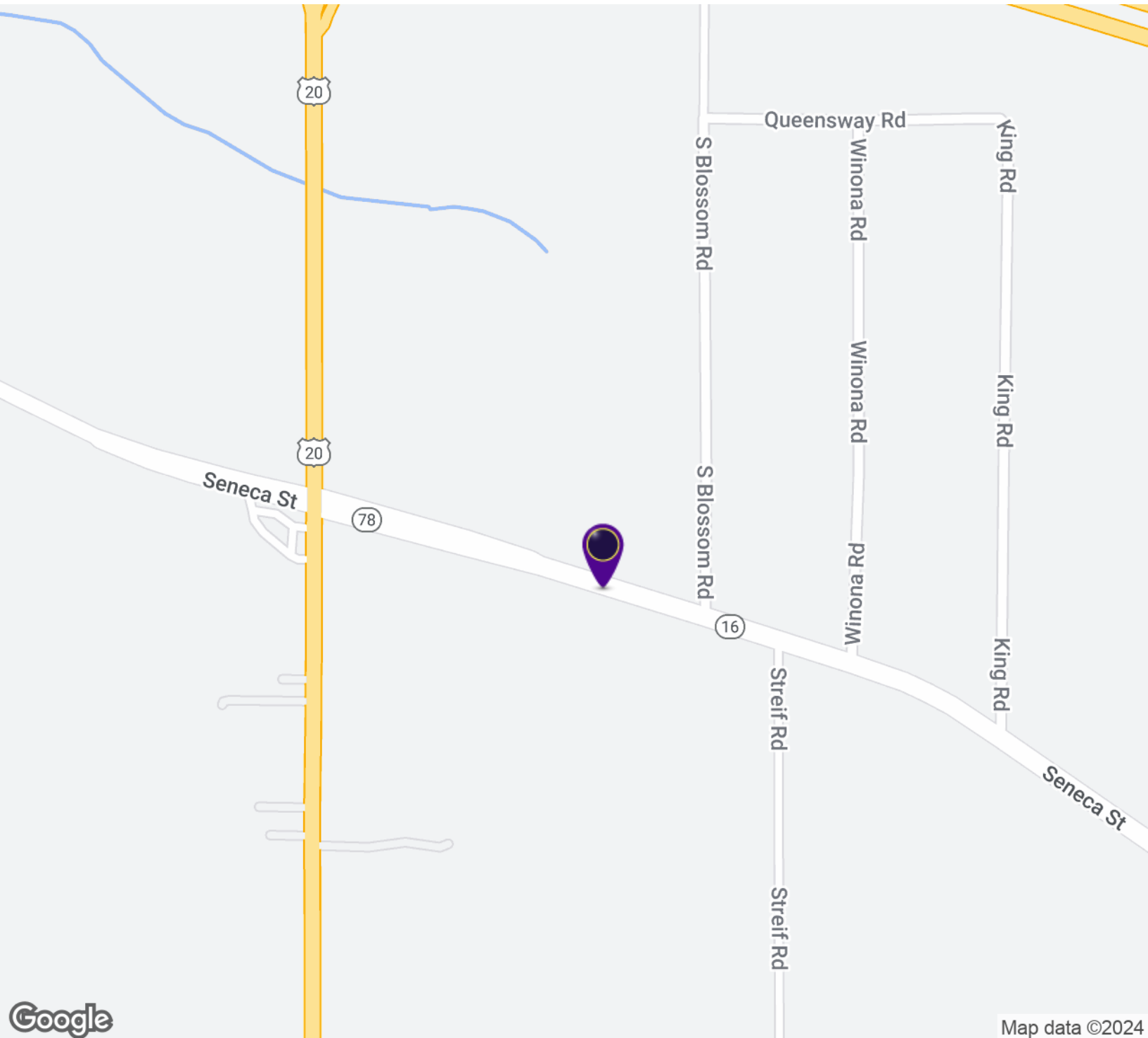


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## LOCATION MAP

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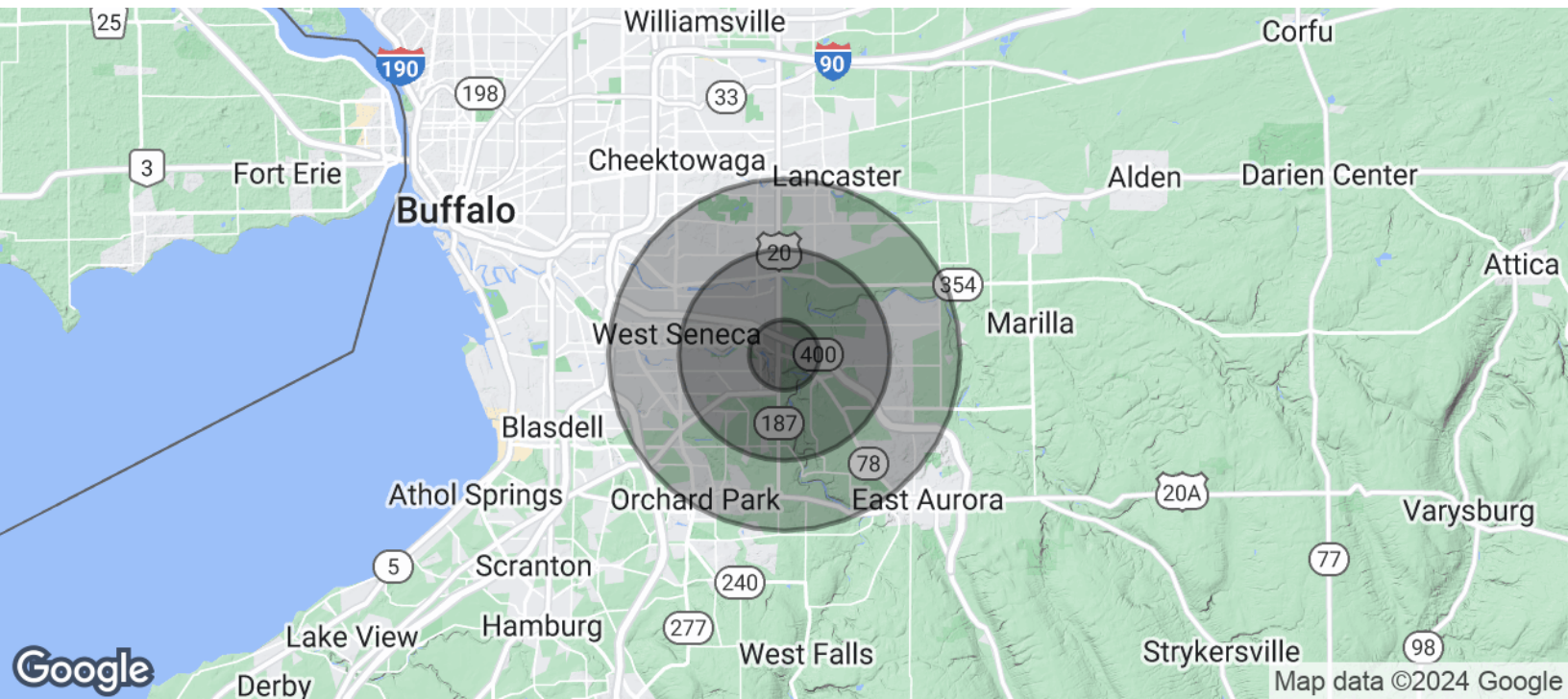


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## DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,892	29,763	99,186
Average Age	44.6	45.0	45.7
Average Age (Male)	44.7	44.1	44.5
Average Age (Female)	44.2	45.9	47.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	848	12,967	44,372
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$90,680	\$92,691	\$88,259
Average House Value	\$222,652	\$207,252	\$190,895

2020 American Community Survey (ACS)



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