

FOR LEASE: 1,300 TO 3,382 SF RETAIL/OFFICE SPACE

482 South Cascade Drive, Springville, NY 14141



Property Overview

- Office/Retail for Lease
- 3,800 SF Available Will Divide
- 25 Car Parking
- Access to NYS 219
- Rent Includes Utilities, CAM and Taxes
- 1.10 Acre, Development Potential



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Edward F. Woods

ASSOCIATE REAL ESTATE BROKER

716.856.7107 EXT 207

EdwardWoods@HannaCRE.com

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Demographic Snapshot

	1 Mile	3 Miles	5 Miles
Population	1,079	5,757	7,958
Households	420	2,300	3,178
Average HH Income	\$69,336	\$65,867	\$67,619
Median HH Income	\$52,000	\$51,594	\$52,914
Daytime Population	1,859	4,272	4,597

Traffic Counts (Made with DataMetrix)

Collection Street	Cross Street	Cross St. Dist/Dir	Traffic Volume
US Hwy 219	Southern Expy	0.01E	14,803
W Main St	New Pfarner Rd	0.03 W	16,015
W Main St	N Cascade Dr	0.05 E	14,676
S Cascade Dr	Zoar Valley Rd	0.31 S	10,225
State Hwy 39	Belscher Rd	0.35 E	5,179