

**FOR LEASE
OR SALE**

Medical Office Space

6645 Main Street, Williamsville, NY 14221



PROPERTY HIGHLIGHTS


- Main Street Williamsville Medical Office Space for Sale or Lease
- 10,534 sq. ft.
- 6645 Main Street is situated in densely populated Williamsville, just west of Transit Rd
- Offering ample exam rooms
- New HVAC (2023)
- 60+ car parks
- High visibility and accessibility for businesses or medical professionals seeking a strategic location
- Current owner user is willing to stay in place with a new lease
- Asking price \$1,500,000




DEMOGRAPHICS:


	<u>2- Mile</u>	<u>5-Miles</u>
Population:	21,863	170,032
Households:	9,589	70,594
Average HH Income:	\$111,098	\$104,170
Average Daily Traffic Count:	19,368 cars	



 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.

Emily Cornwell
Associate Real Estate Broker

 716.909.1375

 Ecornwell@HannaCRE.com

