

FOR SALE

Versatile 1,248 SF Office or Retail Opportunity

4003 Harlem Road, Amherst NY 14226



PROPERTY HIGHLIGHTS

- Versatile Office or Retail Services Space
- Reception & Waiting Area
- Eight Parking Spaces
- General Business (GB) Zoning
- Functional Basement Office

DEMOGRAPHICS:

	<u>2- Miles</u>	<u>5-Miles</u>
Population:	70,757	344,928
Households:	29,196	145,432
Average HH Income:	\$89,583	\$87,765
Average Daily Traffic Count:	12,293 cars	

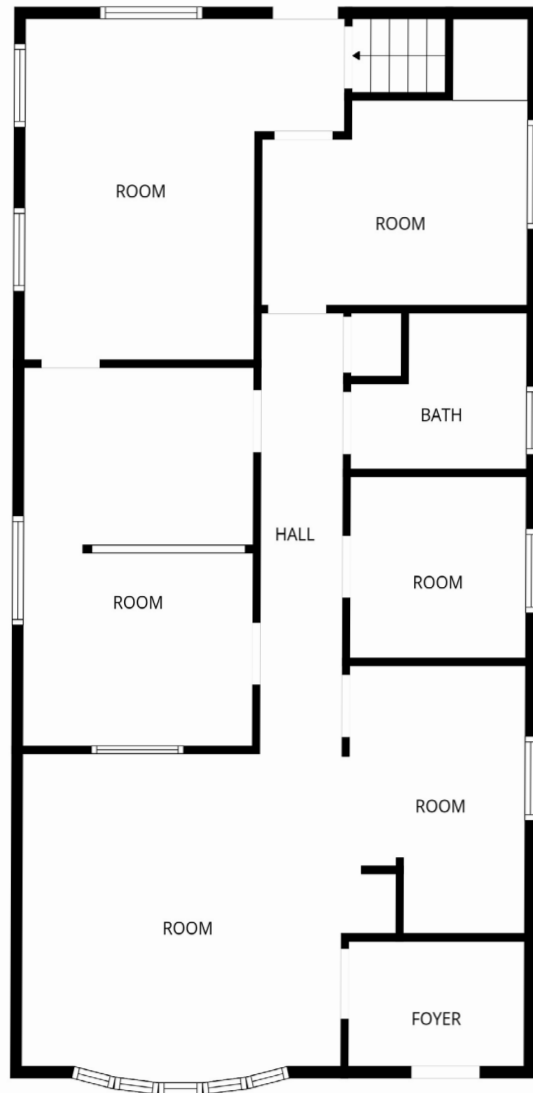


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Floor Plan:



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

