



9097 Main St, Clarence, NY 14031

**\$19.50/SF/YR**

**\$1.63/SF/MO**

## Clarence Crossroads Medical Center

Retail | Single tenant | 3,700 sq. ft.



Paul Stephen  
14031  
716.598.3176

Listing Added: 01/03/2024

Listing Updated: 01/03/2024

## Building Details

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Property Type	Retail, Office, Special Purpose
Subtype	Medical Office
Tenancy	Single
Total Building SQFT	3,700
Vacant SQFT	3,700
Class	A
Year Built	2002
Buildings	1
Stories	1
Total Parking Spaces	>75
Cross Street	Sheridan
Zoning	Commercial
County	Erie County
Submarket	Clarence
Submarket Cluster	Buffalo Northtowns

## Building Description

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Located at the prime intersection of Main Street and Sheridan Drive in Clarence (less than 2 miles from Transit Road), this remarkable 3,700 square foot medical space presents a strong opportunity for healthcare professionals seeking to elevate their practice to a new level. The facility boasts a modern, **fully furnished** layout, meticulously designed for function and comfort. Featuring four well-appointed offices and 6-7 exam/treatment rooms, the layout was crafted to ensure efficiency and patient satisfaction. The expansive waiting area features a fireplace and large windows. This turnkey solution is clean, contemporary, and **ready for immediate occupancy**, catering to the needs of new or expanding medical, therapeutic, or other health and wellness-related practices.

New tenants in the space would join a community of established healthcare providers, including a general practitioner / family physician and a physical therapist, both of which are already thriving in this plaza. The plaza's superb location offers unparalleled accessibility, not only serving the Clarence community but also easily reaching residents of Amherst and Lancaster, and beyond to Akron, Newstead, and Alden.

This exceptional space is more than just a location: it's a strategic opportunity for medical practitioners aiming to propel their practice to new heights in a prestigious, patient-centric environment in the heart of Clarence.

## Building Highlights

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- Fully furnished, turnkey medical office
- Ready for immediate occupancy
- Rent is all-inclusive of taxes, insurance, and maintenance fees
- Strategic location at intersection of Main & Sheridan
- Class-A medical building with modern interior and furnishings
- Practitioners relocating from Williamsville / Amherst can likely enjoy cost savings and additional space, without inconveniencing their existing patients
- Plenty of available parking

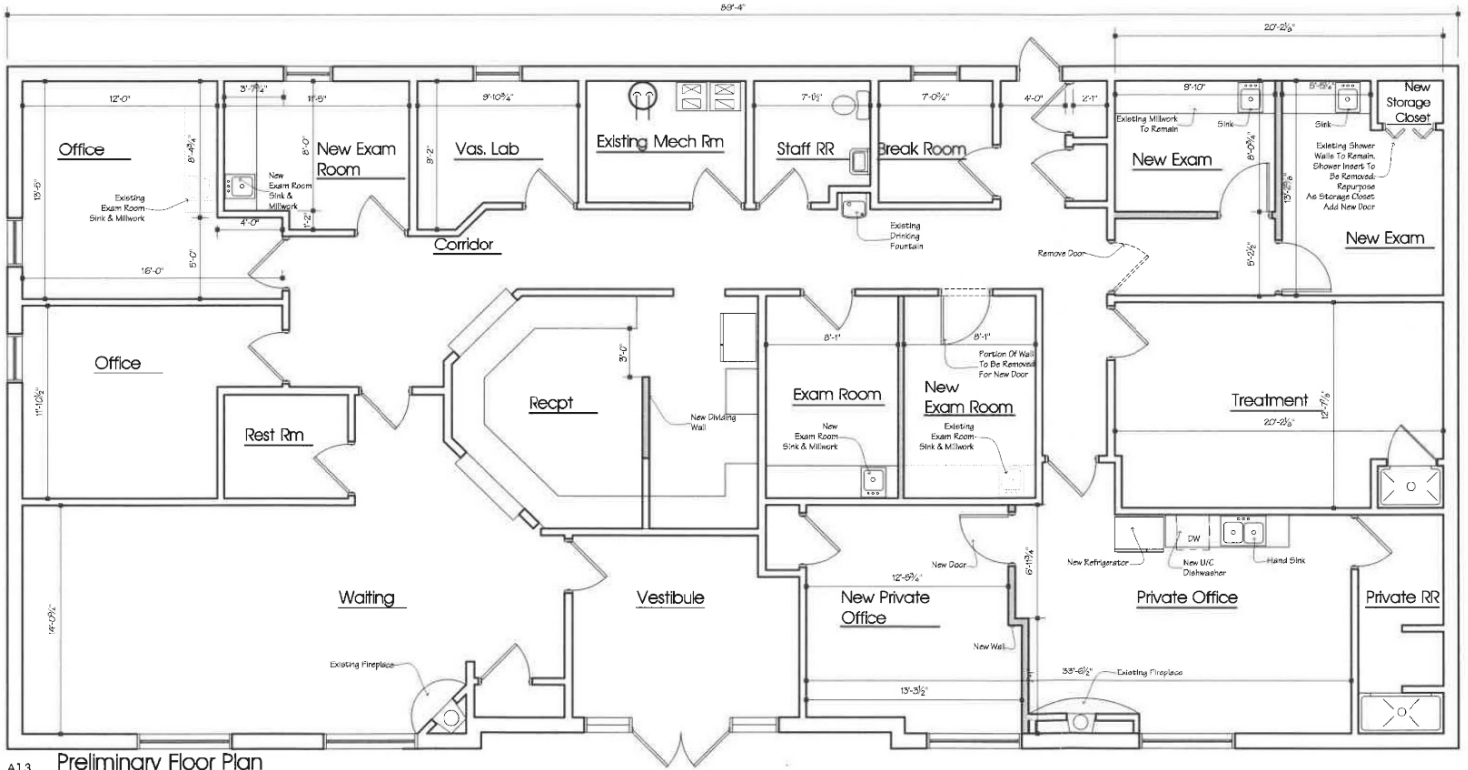
Building Location (1 Location)



Details

Listing Type	Sublet
RSF	3,700 SF
Parking	Large parking lot
Rate (Per SF)	\$19.5 / SF / YR
Lease Type	Gross
Lease term	Negotiable
Total Monthly Rent	\$6,000
Days on Market	0 days

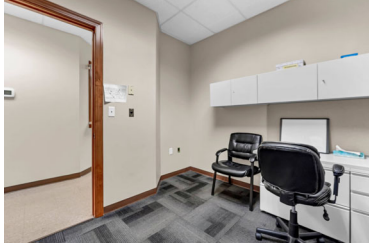
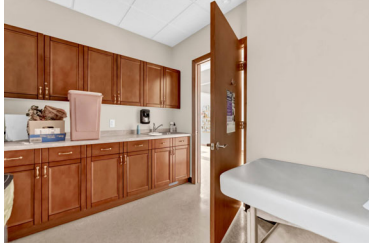
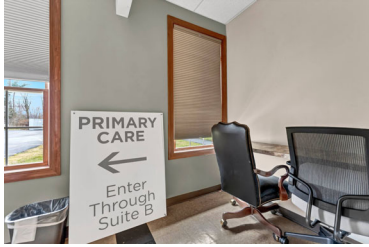
Floorplan



A1.3 Preliminary Floor Plan

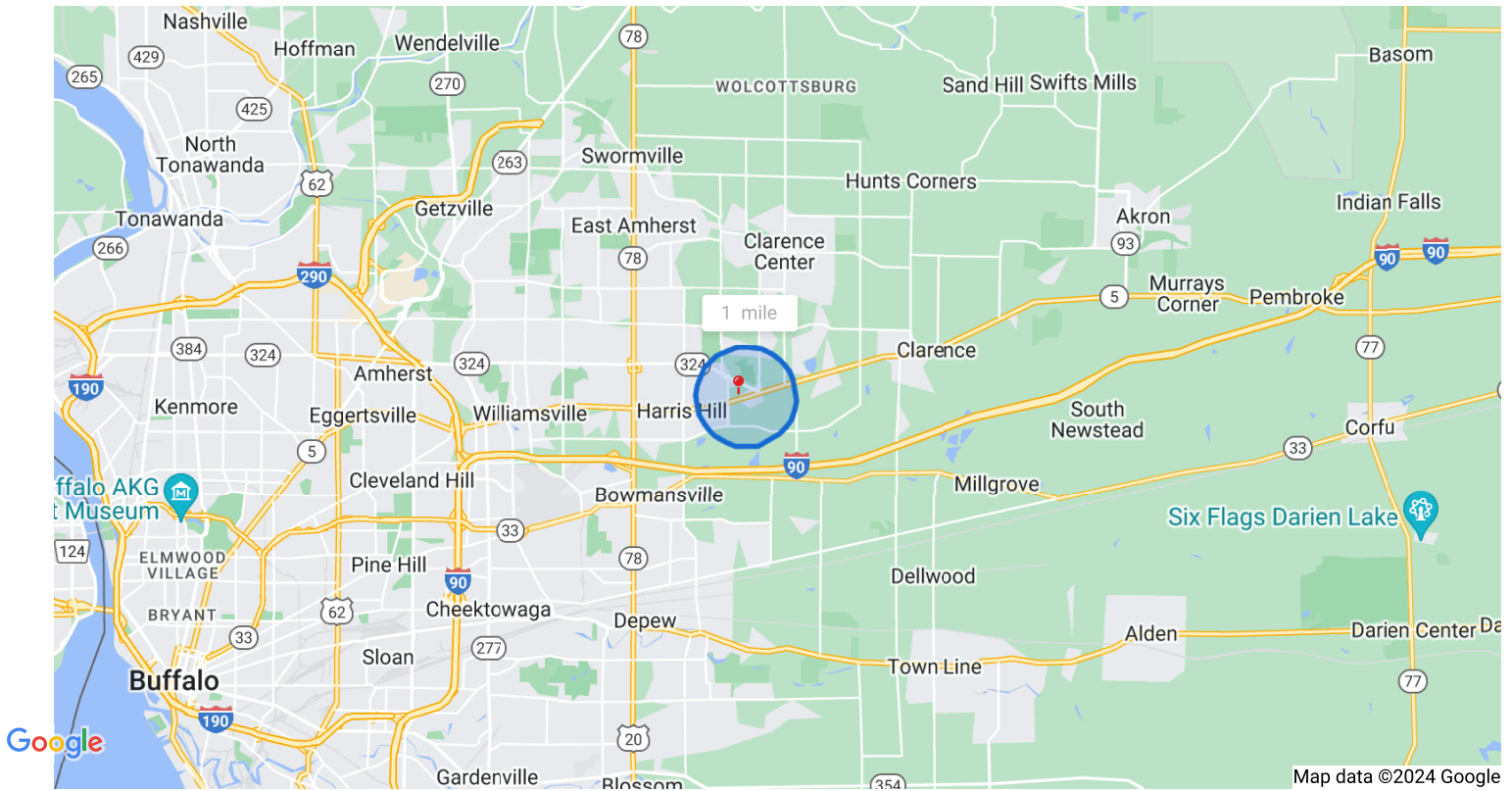
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Building Photos (50 photos)





# Demographic Insights



## Population

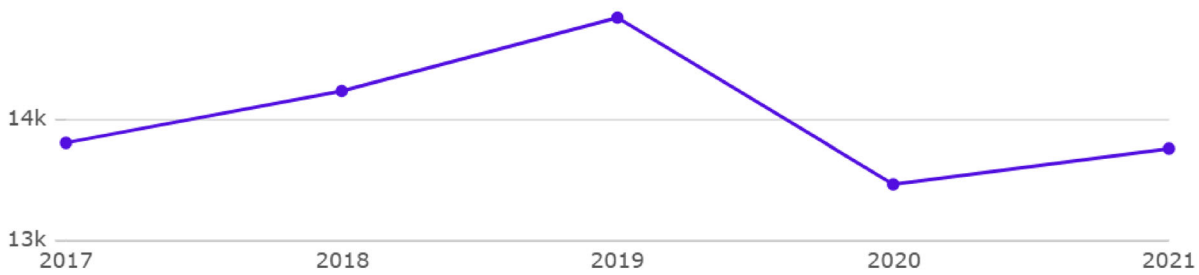
13.7k

↑ 2%

Compared to 13.4k in 2020

0%

Compared to 13.7k in 2017



## Household Income

**\$95.9k**

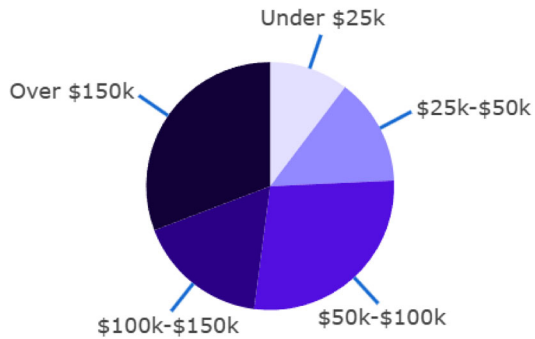
Median Income

**\$102k**

2028 Estimate

↑ **7%**

Growth Rate



## Age Demographics

**43**

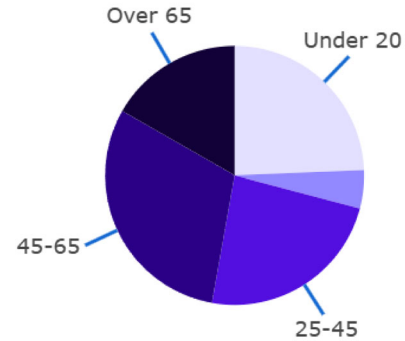
Median Age

**47**

2028 Estimate

↑ **8%**

Growth Rate



## Number of Employees

**11.1k**

### Top Employment Categories

Management, business, science, and arts occupations

Educational services, and health care and social assistance

Professional, scientific, and management, and administrative, and waste management services

Retail trade

Manufacturing

Finance and insurance, and real estate, and rental and leasing

Arts, entertainment, and recreation, and accommodation and food services

Public administration

Construction

Transportation and warehousing, and utilities

Other services, except public administration

Wholesale trade

Information

Agriculture



## Housing Occupancy Ratio

**15:1**

20:1 predicted by 2028



## Renter to Homeowner Ratio

**1:6**

1:3 predicted by 2028

