FOR LEASE (NNN) $4,000/MONTH

6840 Erie Road, Evans, NY 14047

GREGORY STRAUS

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2022 The Buffalo News Best OF 716 WINNER
2023 The Buffalo News Best OF 716 WINNER
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This 4,100 square foot commercial space is situated on a spacious 0.8-acre lot and offers a prime location at the corner of Erie Road (Route 5) and Wayne Drive. This freestanding brick structure exudes durability and classic charm, making it a distinctive landmark in the area. The interior is thoughtfully designed, featuring three private offices for added privacy, an open layout conducive to versatile usage, a convenient kitchenette, and the added convenience of two drive-thru lanes, enhancing the opportunities for accessibility and customer service.

This space also features parking available for approximately 25 cars, accommodating both employees and clientele is a breeze.

Strategically positioned along a bustling retail strip, the property enjoys high visibility and accessibility, attracting a steady flow of foot and vehicular traffic.
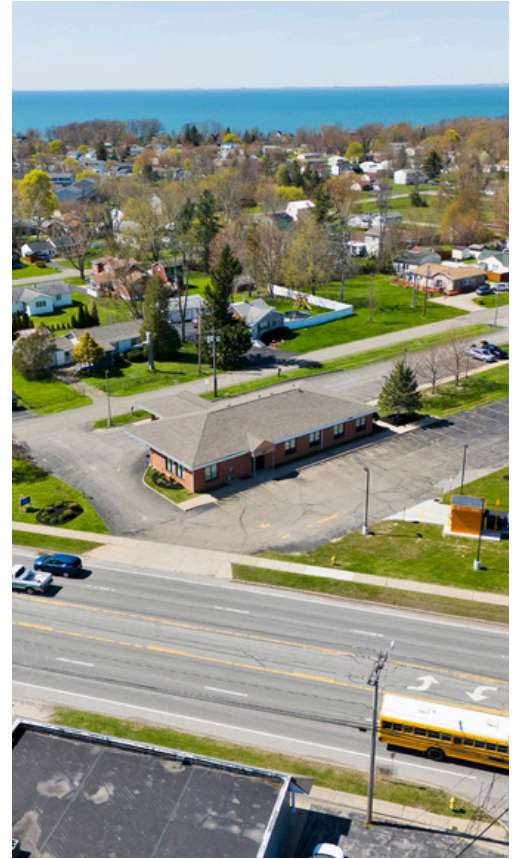
This property presents an exceptional opportunity for businesses seeking a prime location with ample space, versatility, and convenience in a vibrant commercial setting.

EQUAL HOUSING OPPORTUNITY

REALTOR

FOR LEASE (NNN)   **$4,000/MONTH**

DEMOGRAPHICS

	0.5 Miles	1 Miles	1.5 Miles
Total households	848	1,520	2,162
Total population	1,925	3,543	4,926
Population white	94.5%	95.3%	96.3%
Population black	1.5%	1.6%	1.2%
Population hispanic	0.4%	0.8%	1.2%
Population asian	0.0%	0.0%	0.0%
Population pacific islander	0.0%	0.0%	0.0%
Population american indian	3.0%	1.8%	1.3%
Population other	0.3%	0.4%	0.3%
Persons per household	2.3	2.3	2.3
Average household income	$72,661	$76,751	$76,926
Average house value	$116,444	$130,351	$146,683
Average age	50.4	48.2	46.9
Average age male	47	45.5	44.5
Average age female	51.3	48.9	48

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