

# FOR LEASE

**5,265 Sq. Ft. Medical or Office Suite**  
3620 Sheridan Drive, Suite 300, Amherst, NY 14226



## PROPERTY HIGHLIGHTS

- Reception, Waiting & Bullpen Areas
- Large Parking Lot with Front & Side Entrances
- Medical Building with Multiple Tenants
- Prominent Sheridan & Millersport Location
- Six Exam Rooms - Three Restrooms



## DEMOGRAPHICS:

	<u>2-Miles</u>	<u>5-Miles</u>
Population:	45,465	311,863
Households:	19,184	134,488
Average HH Income:	\$85,412	\$78,385
Average Daily Traffic Count:	29,777 cars	



 **HANNA**  
COMMERCIAL REAL ESTATE  
344 Delaware Ave, Suite 200, Buffalo, NY 14202



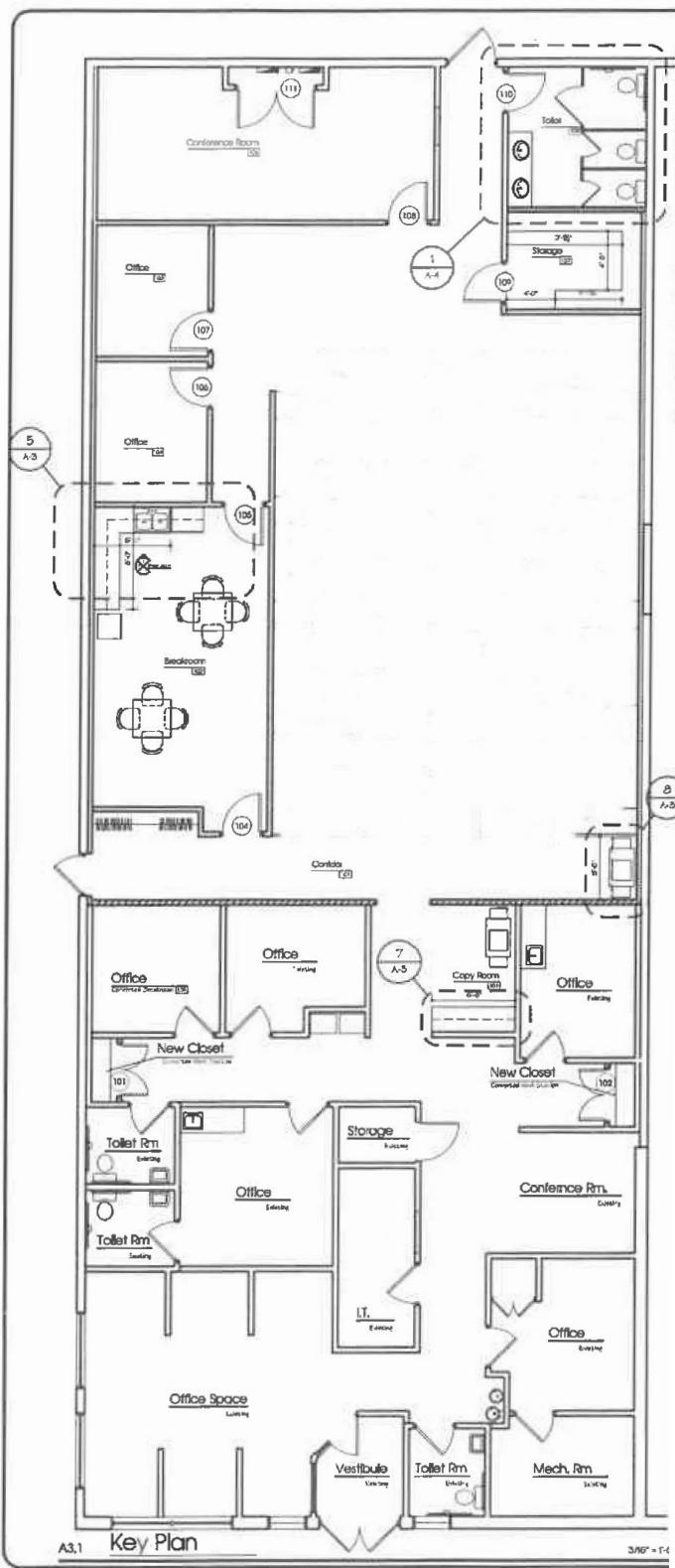
The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

**William Heussler**  
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The logo consists of a stylized house outline with an equals sign inside the upper section, followed by the text "EQUAL HOUSING OPPORTUNITY" in a bold, sans-serif font.

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