

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:

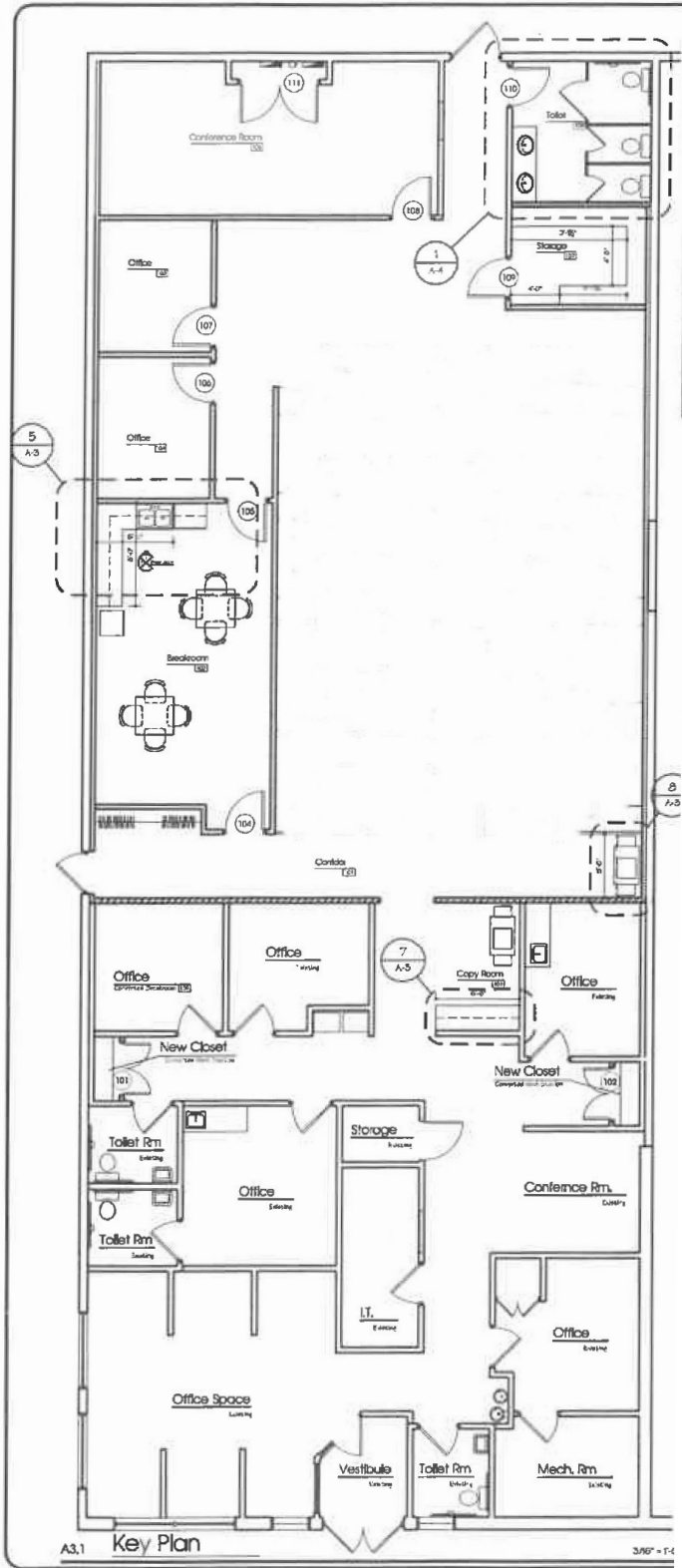
	<u>2- Miles</u>	<u>5-Miles</u>
Population:	45,465	311,863
Households:	19,184	134,488
Average HH Income:	\$85,412	\$78,385
Average Daily Traffic Count:	29,777 cars	



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EQUAL HOUSING
OPPORTUNITY

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.

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