

FOR LEASE

15 Willow Ridge Drive, Buffalo, NY



1000 SF – 5000 SF Affordable Office Space for Lease

\$9-\$10 per SF. 2nd floor walk-up with many private offices, kitchen, 2 bathrooms and open bull pen. Will modify to suit. Centrally located just off Niagara Falls Blvd. north of Home Depot in Amherst, NY.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	9,295	95,533	252,079
Total Households	4,434	40,370	106,756
Ave. Annual Income	\$62,124	\$55,980	\$60,882

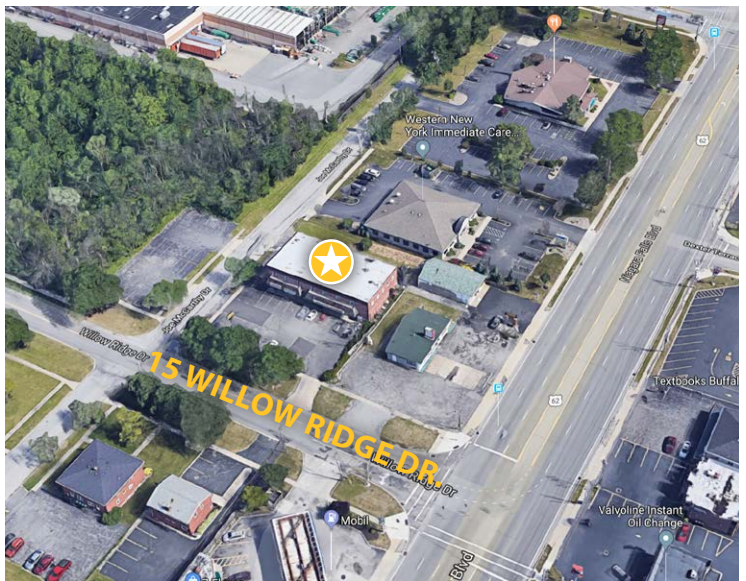
PROPERTY OVERVIEW

Total SF	10,000 +/- SF
Leasable SF	5,000 +/- SF
Lease Rate	\$9 – \$10 / SF
Year Built	1972
Stories	2
Parking	On Site

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