## FOR LEASE

## Office / Retail Space at Transit Station

6855 & 6875 Transit Road, Clarence, NY 14031



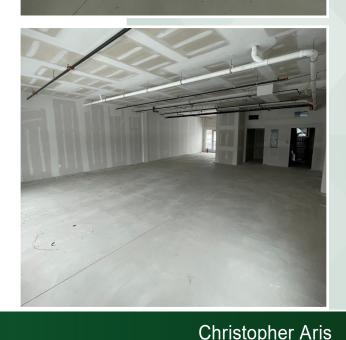
## PROPERTY HIGHLIGHTS

- 1,370 sq. ft. suite available
- Brand new build office/retail space ready for custom build out to your specification!
- · High traffic area
- · Off street parking
- Owner is offering up to \$10,000 in TI



## **DEMOGRAPHICS:**

	<u> 2- Mile</u>	<u>5-Miles</u>
Population:	18,697	87,257
Households:	6,788	34,117
Average HH Income:	\$141,586	\$127,467





Real Estate Salesperson