

# 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



**View Property Video**

### 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



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.

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