



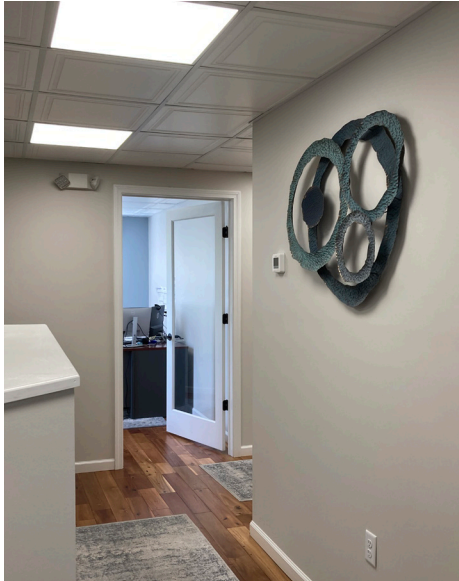
For Lease: Newly Renovated Professional Office Building
4134 Seneca Street, West Seneca, NY 14224

For additional Information, please contact:

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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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PROPERTY HIGHLIGHTS

- 3,170 sq. ft. Newly Renovated Professional Office Building for lease
- Improved in 2018 with Class A finishes and new hardwood floors throughout
- 6 private offices plus open cubicle area
- Spacious conference room and centrally located kitchen
- Zoned C-1 Commercial. Ideal for any professional office user — insurance, accounting, legal, real estate, etc. Also suitable for retail or professional service
- Parking for 16 vehicles
- Expansive back yard with picnic table
- Basement storage with bathroom and shower



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LOCATION AERIAL




DEMOGRAPHICS

ESTIMATED	2 MILE	5 MILE	10 MILE
POPULATION	25,778	168,242	557,042
MEDIAN HH INCOME	\$69,947	\$59,647	\$56,387
DAYTIME EMPLOYMENT	14,904	72,078	320,517


3 MILE SUMMARY:



62,430
TOTAL POPLUATION



\$66,451
MEDIAN HOUSEHOLD INCOME



25,974
TOTAL EMPLOYEES



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