



For Lease: Newly Renovated Professional Office Building

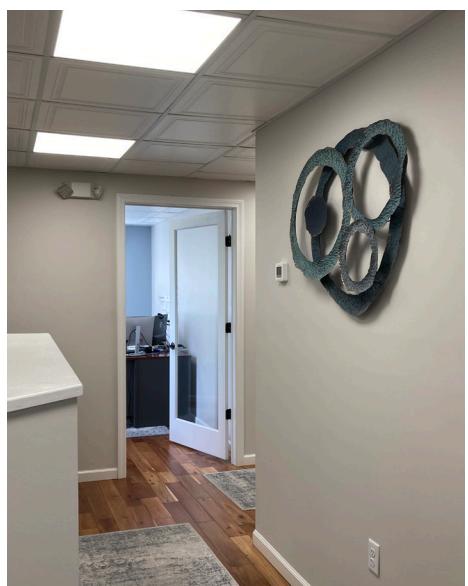
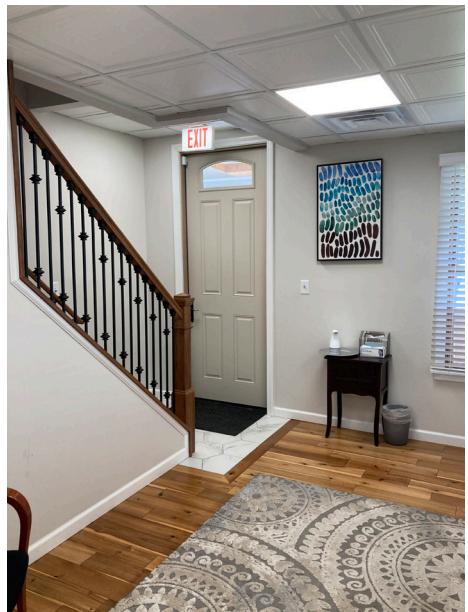
4134 Seneca Street, West Seneca, NY 14224

For additional Information, please contact:

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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 POPULATION

 **\$66,451**
MEDIAN HOUSEHOLD INCOME

 **25,974**
TOTAL EMPLOYEES



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