

FOR LEASE**OFFICE SPACE****5436 Main St, Williamsville, NY 14221**

FOR LEASE Beautiful red brick façade facing Main Street in the Village of Williamsville this commercial property features a mix of office, retail, and storage spaces currently available for lease. The First floor features up to three individual retail spaces with up to 3,750 square feet contiguous space with an additional 1,250 unfinished lower level. Walk up second level with private access features up to 2,500 square feet of office space also divisible. Benefit from this thriving location with high visibility, plenty of foot traffic, and close proximity to all that Williamsville has to offer. Full service leases offered with negotiable tenant improvement allowances.

Rentable Building Area	7,500 SF
Parking Spaces	15
Year Built	1965
Traffic Counts	32,784 (Main@Rock)

Michael Scheid

Licensed Real Estate Salesperson

Direct: (716) 491-7181

mscheid@huntcommercial.com

**HUNT Commercial
Real Estate Corporation**

403 Main Street, Suite 400

Buffalo, New York 14203

HUNTCommercial.com

FIRST FLOOR RETAIL SPACES



FLOOR PLAN

COMMON AREA



RETAIL SPACE #1

+/- 1450 Square Feet this space has direct access from the Main Street front entrance, currently is adjoined to space number 2 making the current configuration a contiguous 2500 square feet of retail space, this side of the building features in addition to the main retail area, two smaller rooms and a storage area which lend would serve as a managerial office, stock or storage rooms.

FIRST FLOOR RETAIL SPACES



RETAIL SPACE #2

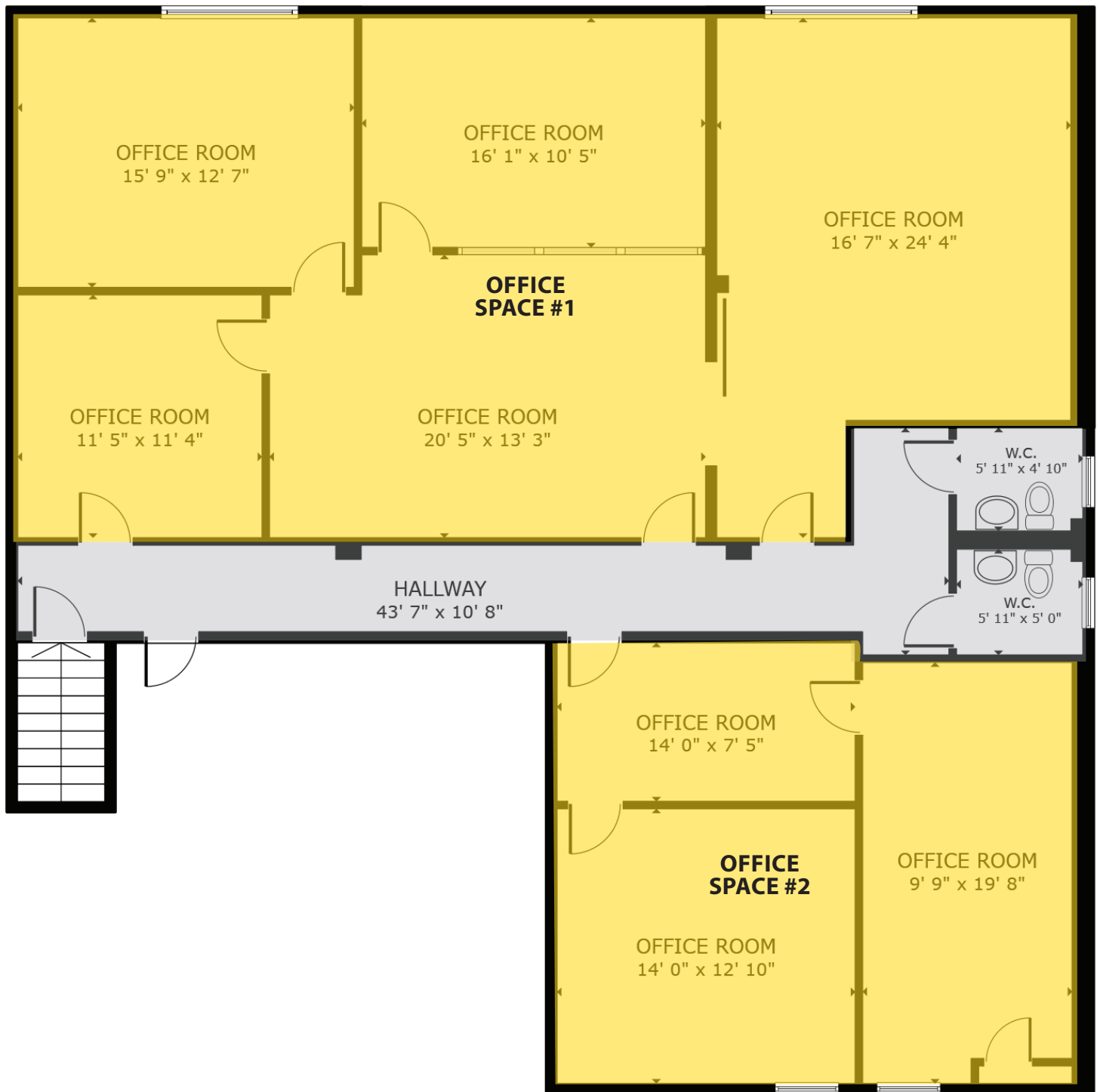
+/- 1050 Square Feet this space also has faces the building's front and is accessed through the Front Entrance, this is currently used as additional retail area for space #1 but could be divided. If divided this space currently is one open area with entrances at both the front and rear.



RETAIL SPACE #3

+/- 2500 Square feet this space is accessed from the rear parking lot entry, or can be combined with either or both of the other first floor spaces and can be accessed through the common area. This space is a combination of retail and storage space with access to a full dry basement.

SECOND FLOOR RETAIL SPACES



COMMON AREA

FLOOR 2

SECOND FLOOR OFFICE SPACES



OFFICE SPACE #1

+/- 1375 Square Feet this walk up office space faces East overlooking Main Street. Currently split into five rooms, with three access points from the common second floor hallway this space. Two larger rooms are adjoined by a double pocket door and a glass wall dividing another room allows for versatility in this office space. By closing and opening these doors collaborative professions may benefit from larger open space which quickly converts to more private separate areas.



OFFICE SPACE #2

+/- 575 Square Feet this walk up office space faces West overlooking West Spring Street. Upon entering this space from the second floor common hallway one enters a smaller reception room, waiting area, or file room and from here tenants have two larger offices.



DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
2023 Population	10,291	86,723	266,7808
2023 Households	4,904	37,834	109,789
Ave. Household Income	\$88,366	\$93,629	\$85,045
Daytime Employees	9,432	61,012	152,748



COMMERCIAL

HUNT Commercial Real Estate Corporation

403 Main Street, Suite 200, Buffalo, New York 14203



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