

FOR SALE

5532 Broadway

Lancaster, NY



Pyramid Brokerage
Company

Lancaster Village Office Building with Rental Income

Building Features

Total Building Size 4,350+ Sq. Ft.

Lot Size 0.55+ Acres

Property Highlights

- Highly visible building located on Broadway in the Village of Lancaster (16,694 AADT)
- The property features two office suites; one provides long-term rental income, and the other will be delivered vacant
- Ample on-site parking
- Located in the revitalized village of Lancaster, just a short walk to the Central Business District
- Five minutes east of Transit Road
- Ideal for: insurance office, law firm, real estate services, sales office

Demographics

1 Mile 3 Miles 5 Miles

Population 8,417 53,399 105,958

Average H.H. Income \$86,837 \$113,701 \$107,299

Source: ESRI Business Analyst 2024

Contact

JOHN E. MIKOLEY
Associate Real Estate Broker
+1 716 983 1233
jmikoley@pyramidbrokerage.com



Lancaster Village Office Opportunity

Traffic Counts

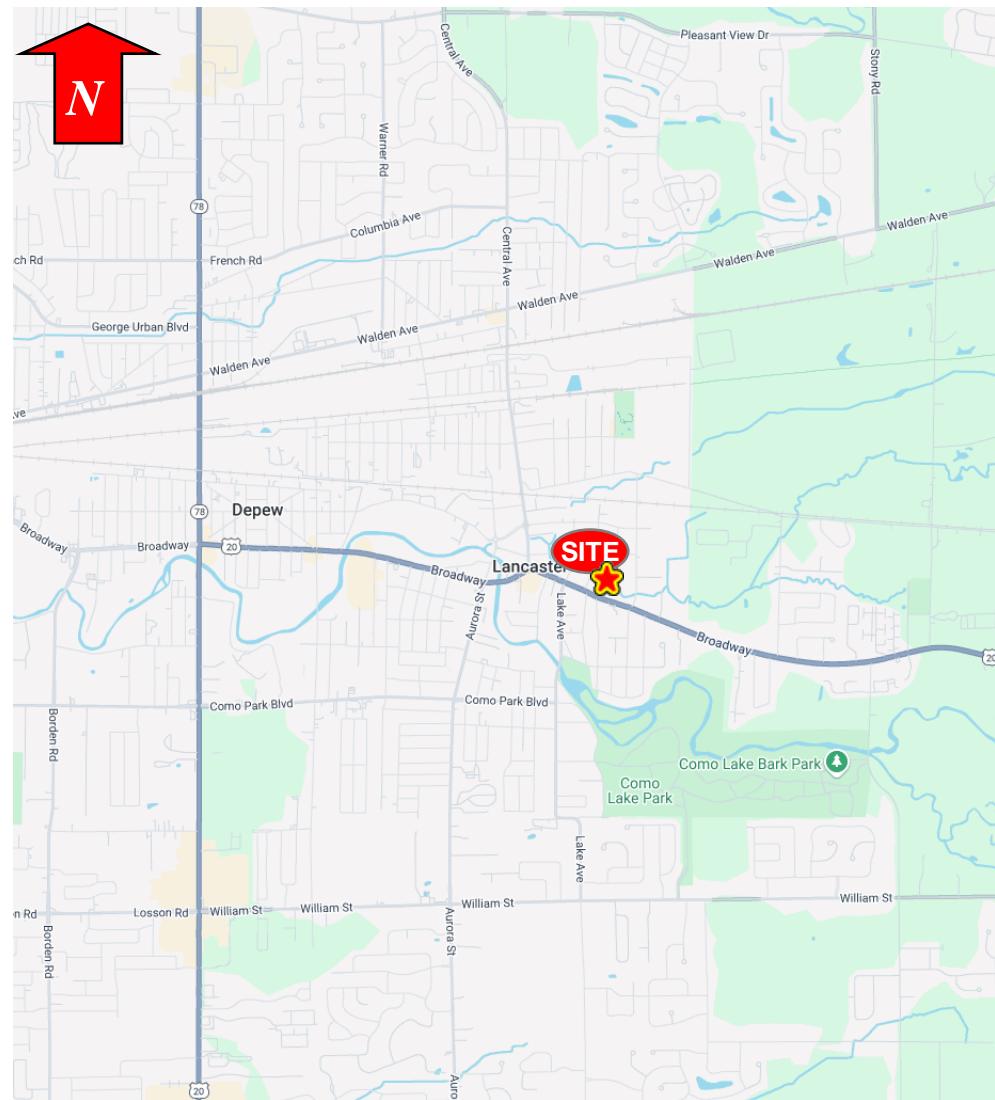
Broadway 16,694 AADT

Source: NYS DOT 2023

14 Lafayette Square, Suite 1900
Buffalo, New York 14203
+1 716 852 7500
pyramidbrokerage.com

FOR SALE

5532 Broadway | Lancaster, NY



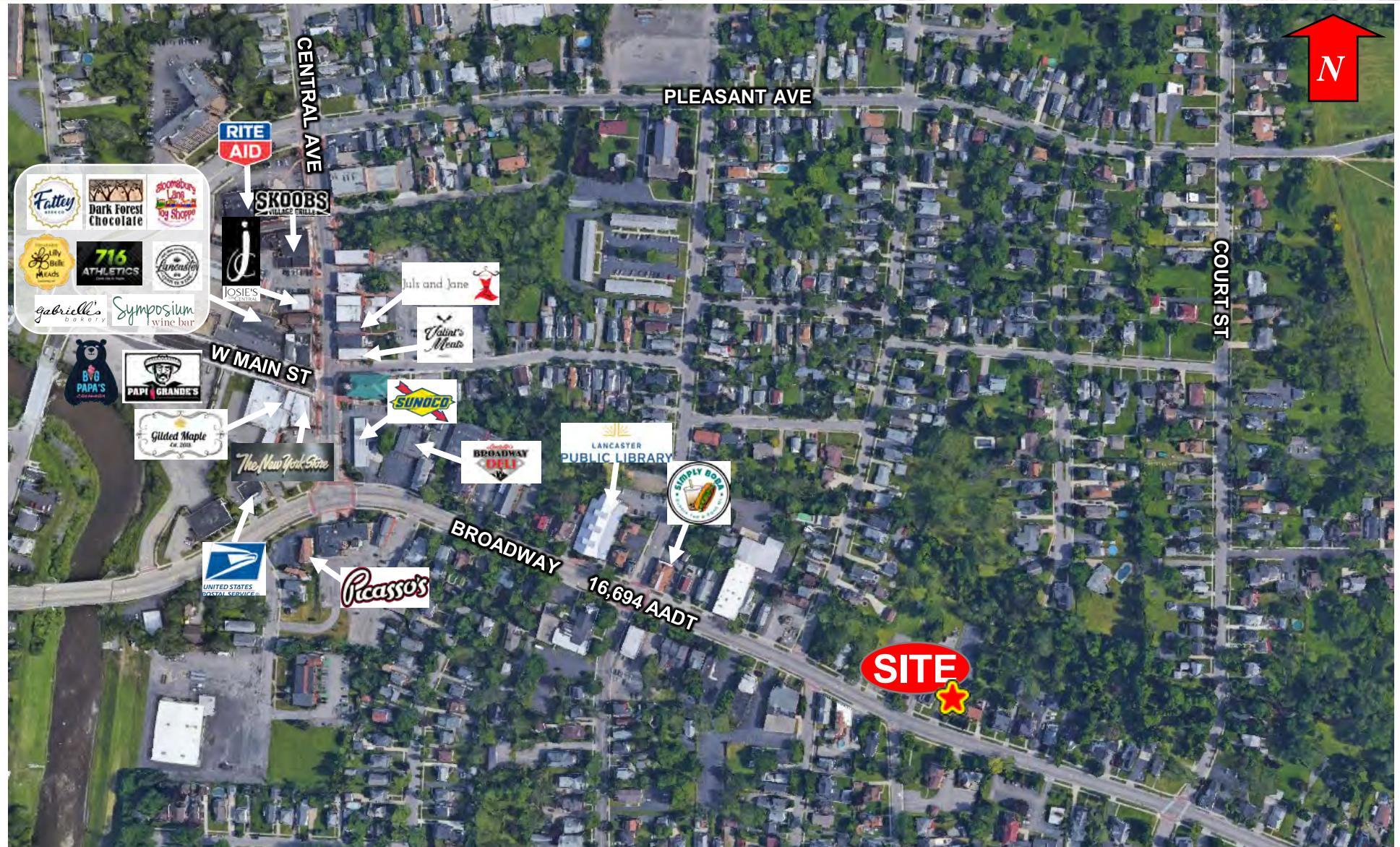
Location Map



Aerial

FOR SALE

5532 Broadway | Lancaster, NY



Aerial