

FOR SALE

5532 Broadway  
Lancaster, NY



## 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



Lancaster Village Office Opportunity

### Traffic Counts

Broadway	16,694 AADT
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Source: NYS DOT 2023

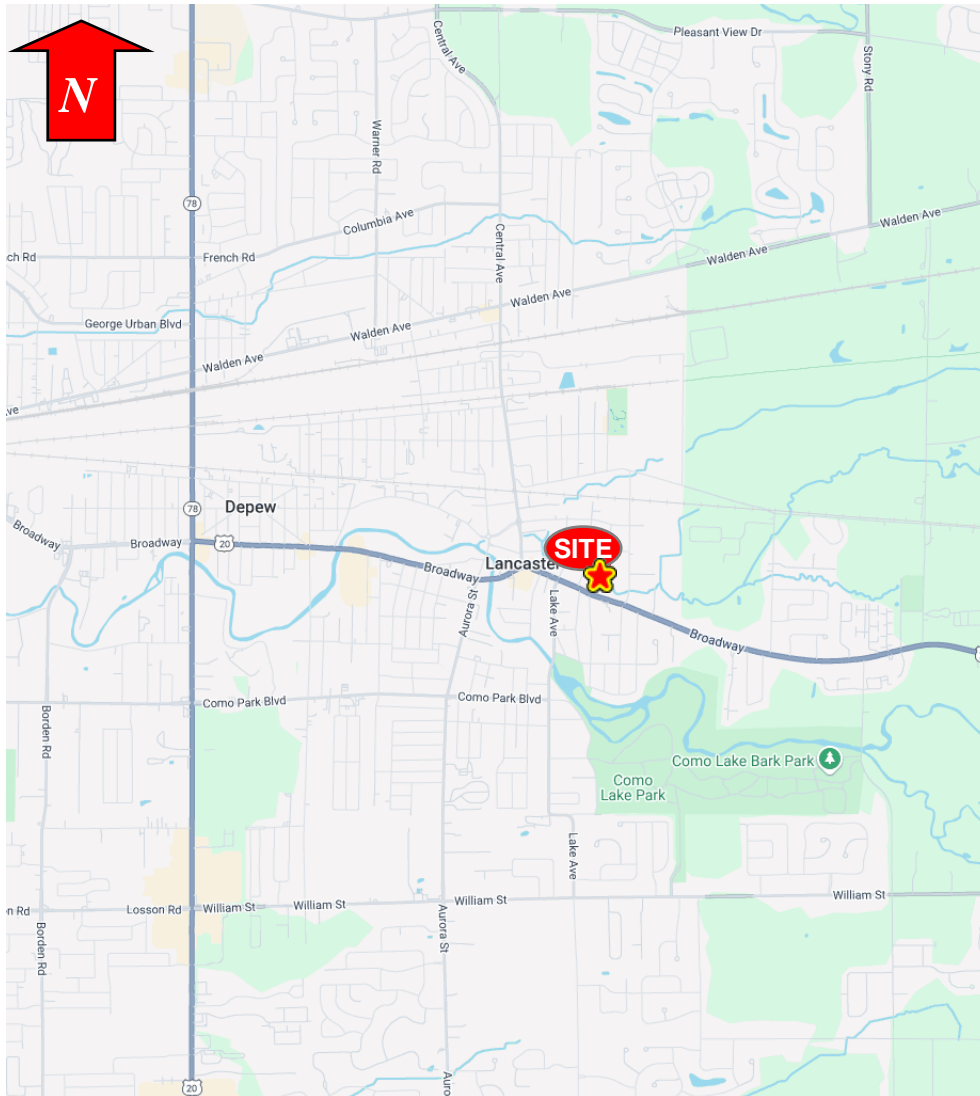
### Contact

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Location Map

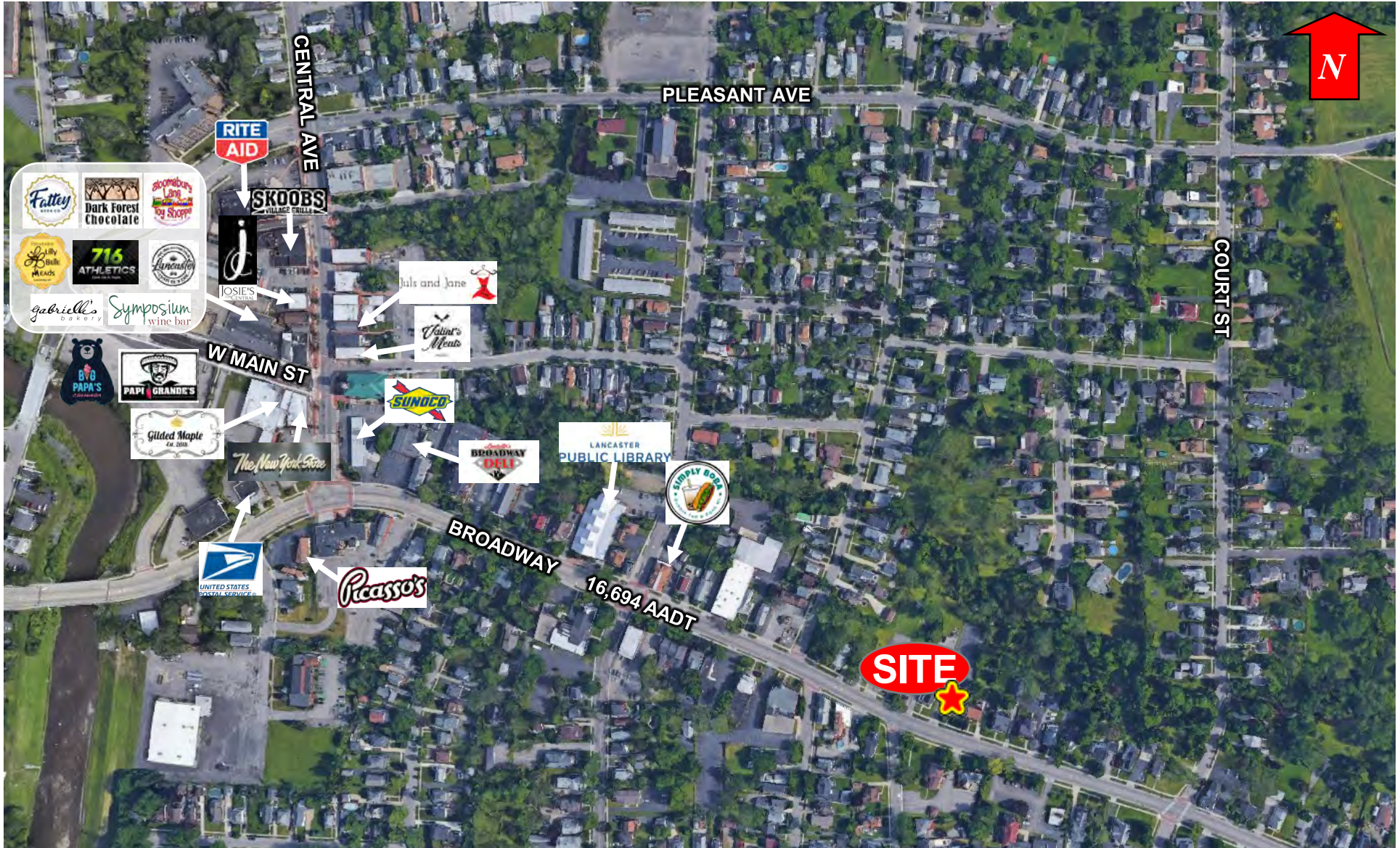


Aerial



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