



3950 East Robinson Road

Amherst, New York 14228

Property Highlights

- Strong patient referral network from a variety of established medical tenants
- Ample parking to accommodate patients and staff
- Located just minutes from I-290, providing easy access to dining, shopping, and services
- Negotiable rental terms

Property Overview

Class A medical office space offering a professional setting with on-site parking and room to expand. This property is ideal for medical practices seeking a premier location in a thriving area.

Offering Summary

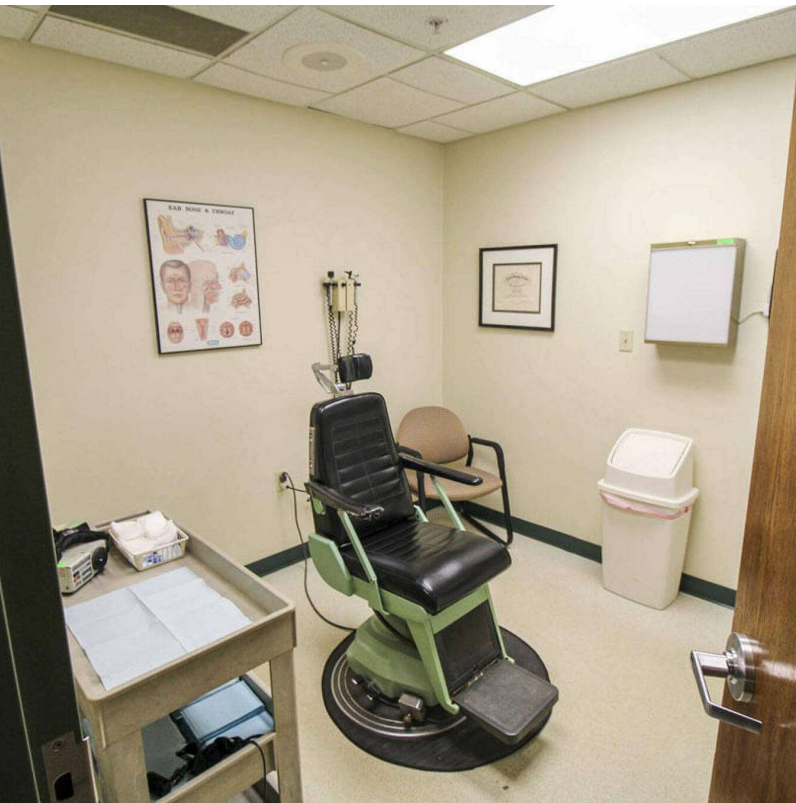
Lease Rate:	\$13.00 - 16.00 SF/yr (NNN)
Building Size:	48,895 SF
Available SF:	1,049 - 2,500 SF

Demographics 0.3 Miles 0.5 Miles 1 Mile

Total Households	313	804	2,502
Total Population	740	1,968	6,443
Average HH Income	\$102,048	\$98,723	\$93,602

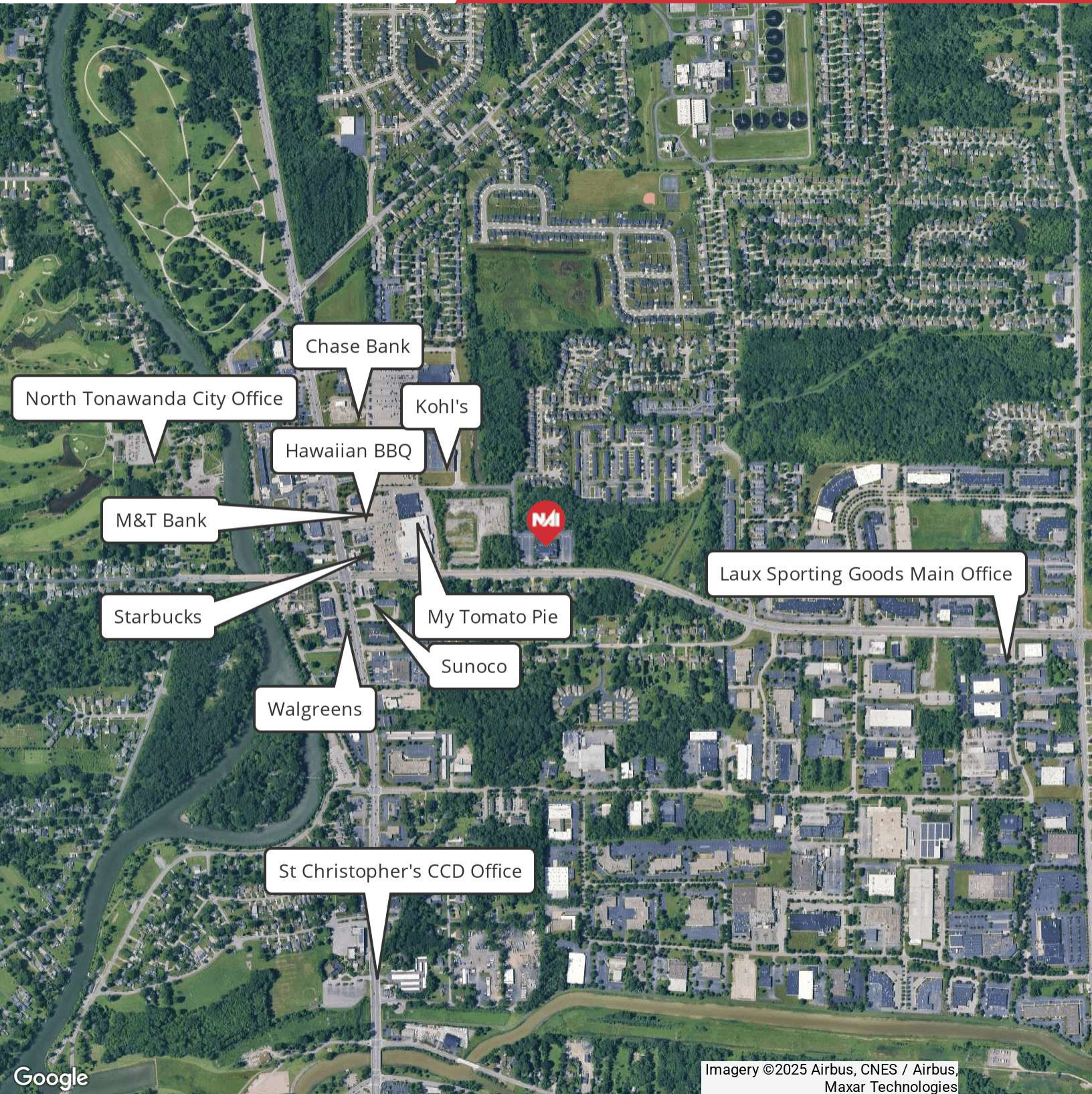
For More Information

Chadd Soto
O: 716 574 5533
csoto@naimcguire.com



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455 Cayuga Rd Suite 100
Buffalo, NY 14225
716 829 1901 tel
naimcguire.com

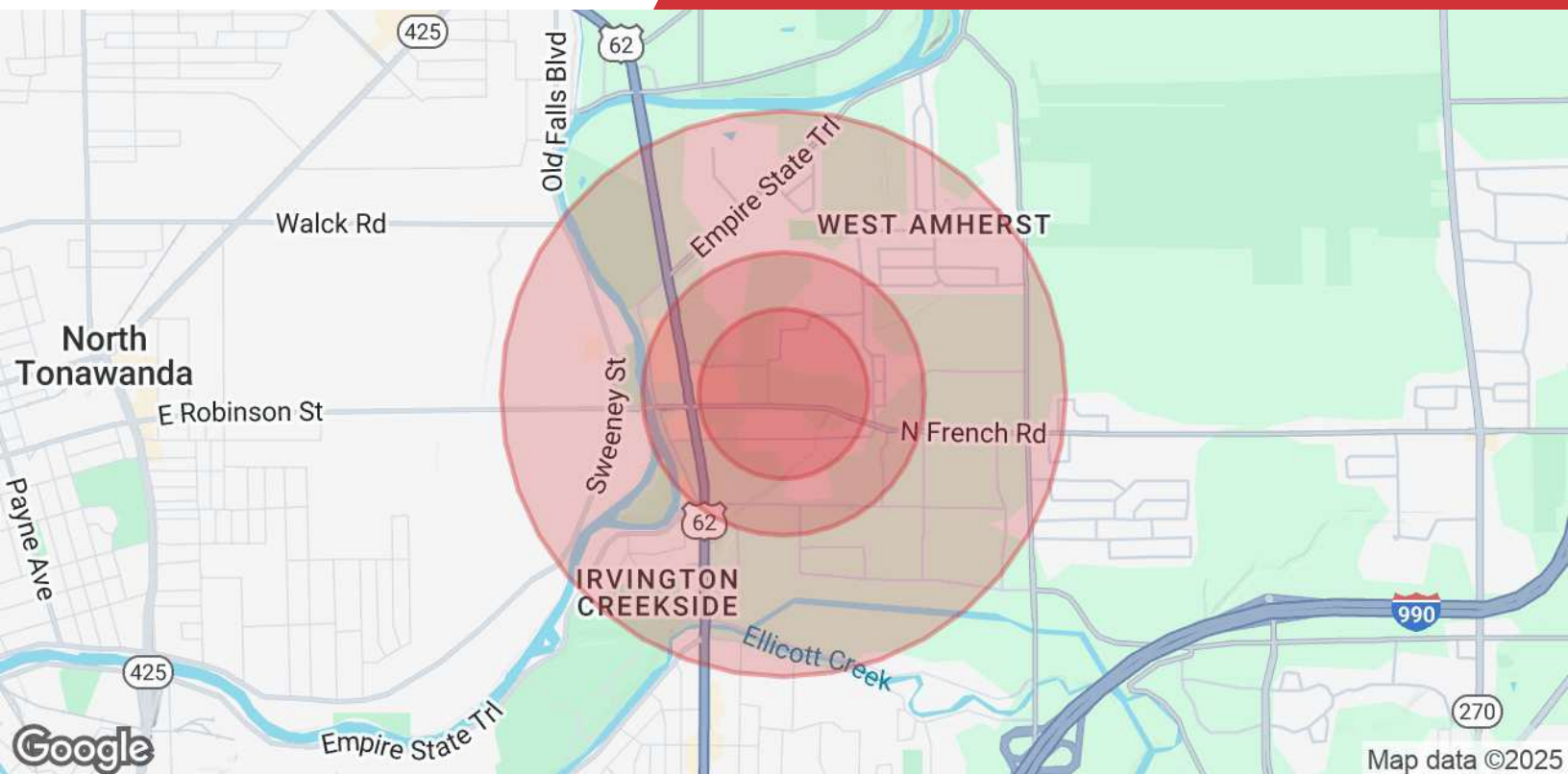


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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	740	1,968	6,443
Average Age	36	36	37
Average Age (Male)	34	34	35
Average Age (Female)	38	38	38

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	313	804	2,502
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$102,048	\$98,723	\$93,602
Average House Value	\$350,468	\$335,817	\$306,660

Demographics data derived from AlphaMap