



6325 Main St

Williamsville, New York 14221

Property Highlights

- Situated on Main Street, a major thoroughfare with high daily traffic, ensuring excellent exposure for your business
- High Traffic: 23,646 VPD, offering unparalleled visibility
- Prominent signage opportunities to boost brand awareness
- Perfect for businesses seeking a strategic location in the heart of Williamsville, with easy access to surrounding amenities
- Suites offer versatility to accommodate various business needs

Property Overview

Centrally located near Williamsville restaurants and Buffalo Niagara International Airport, easy access to major highways, excellent providing connectivity. It is perfect for businesses seeking growth in a convenient, well-connected area.

Offering Summary

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	14,764 SF
Available SF:	9,976 SF
Suite 100:	7,427 SF
Suite 300:	2549 SF
Lot Size:	1.49 Acres

For More Information

Chadd Soto

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NAI McGuire

For Lease

2,549 - 7,427 SF | \$18 SF/yr

Office Space



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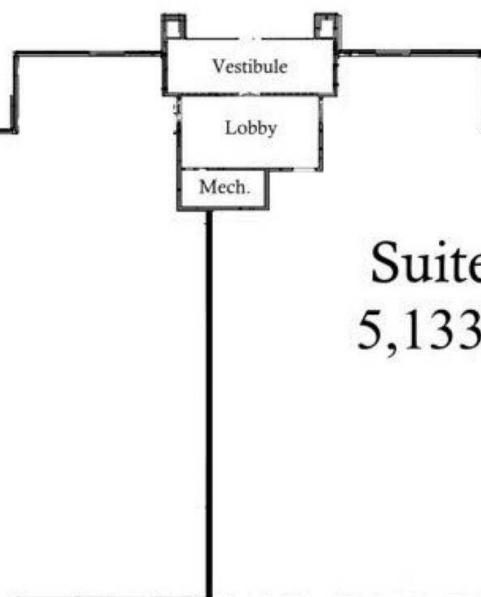
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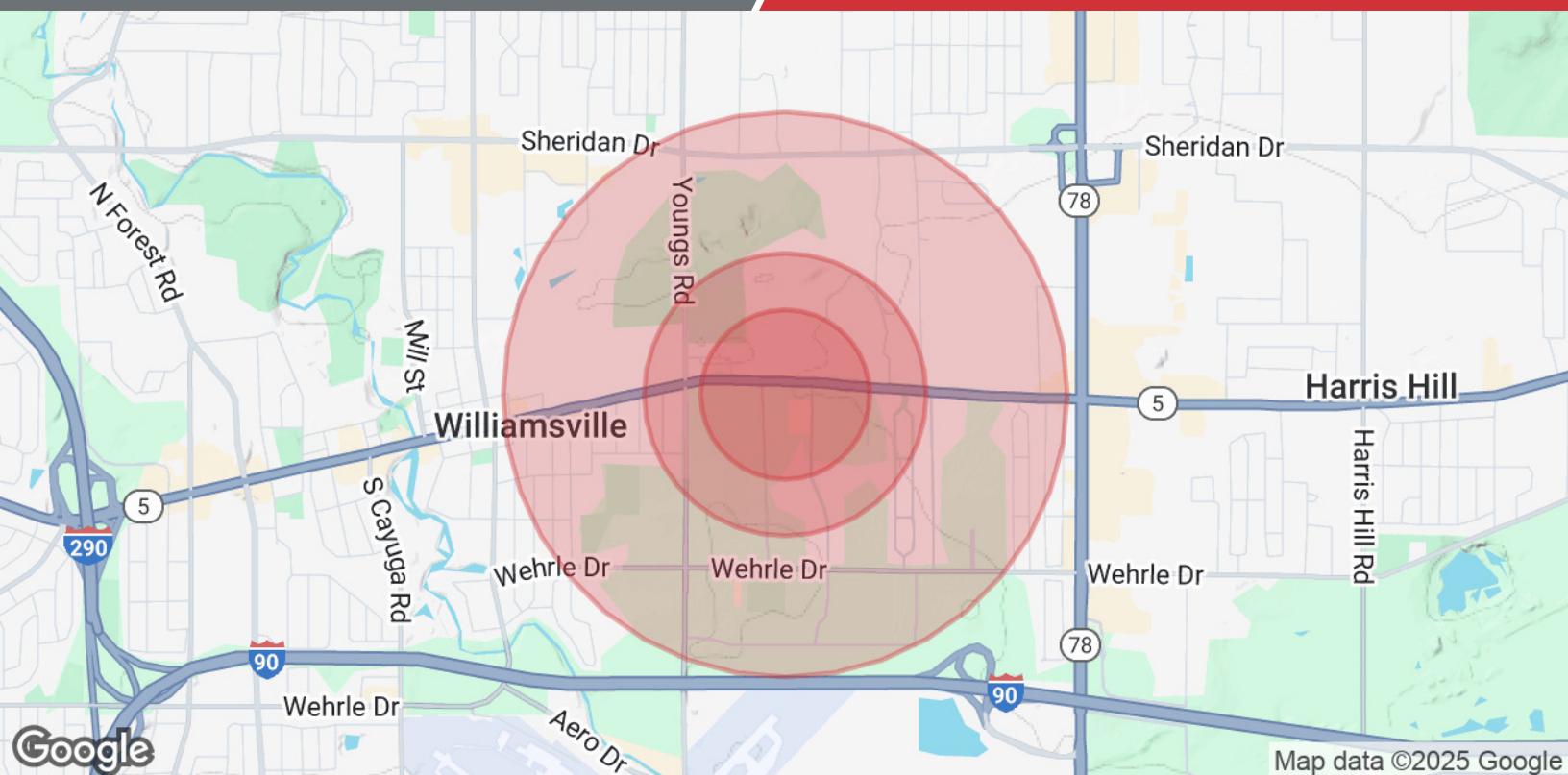
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Suite 100
7,143 RSF

Suite 200
5,133 RSF

Suite 300
2,488 RSF





Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	346	1,098	4,220
Average Age	50	50	50
Average Age (Male)	47	47	47
Average Age (Female)	52	52	52

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	155	483	1,848
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$132,204	\$132,206	\$132,188
Average House Value	\$472,102	\$455,805	\$421,758

Demographics data derived from AlphaMap

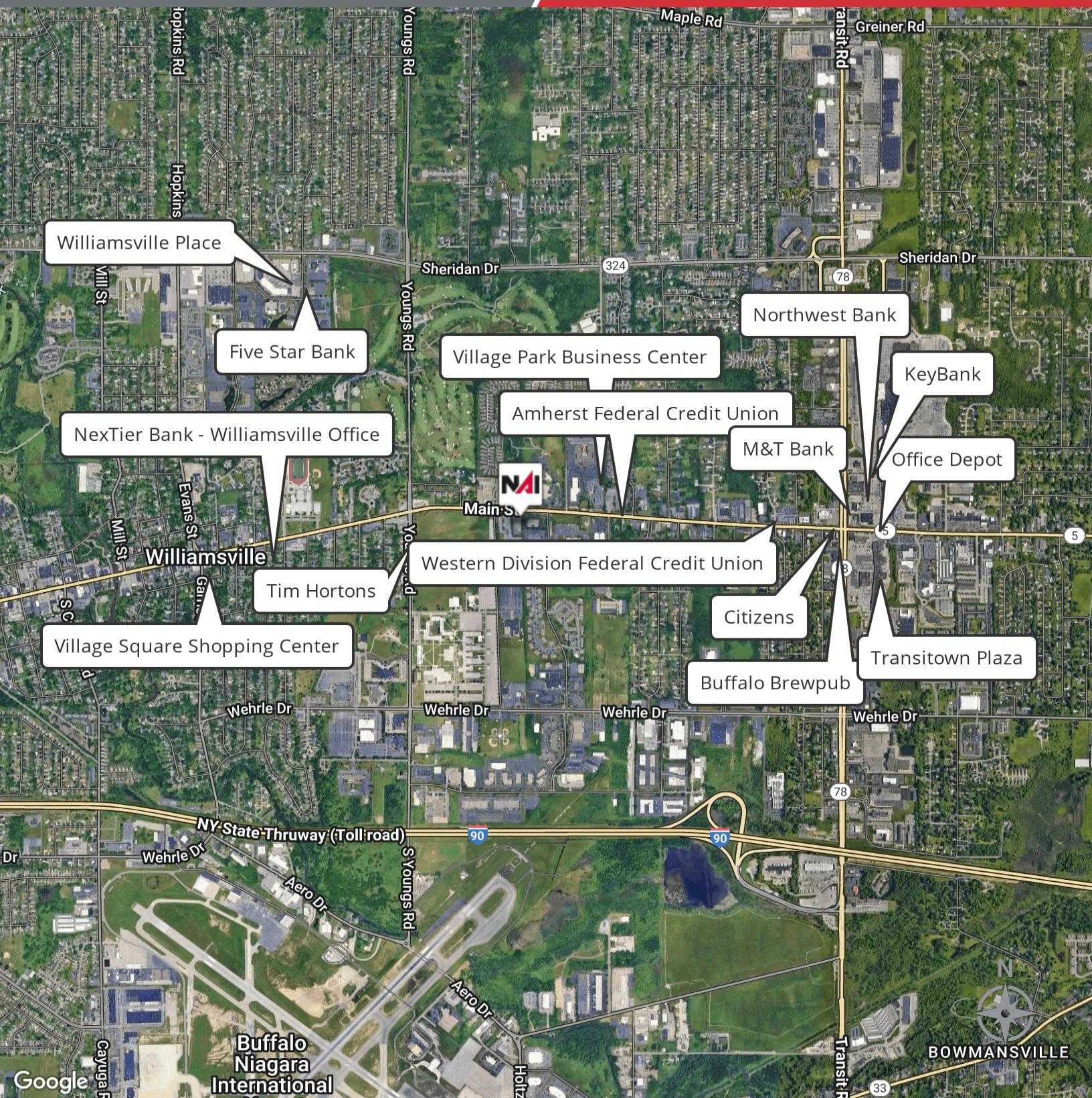
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