

FOR SALE

\$350,000

## 6840 Erie Road, Evans, NY 14047



## GREGORY STRAUS

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1382 HERTEL AVENUE, BUFFALO, NY 14216  
716.266.6691



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This 4,100 square foot commercial space is situated on a spacious 0.8-acre lot and offers a prime location at the corner of Erie Road (Route 5) and Wayne Drive. This freestanding brick structure exudes durability and classic charm, making it a distinctive landmark in the area. The interior is thoughtfully designed, featuring three private offices for added privacy, an open layout conducive to versatile usage, a convenient kitchenette, and the added convenience of two drive-thru lanes, enhancing the opportunities for accessibility and customer service.

This space also features parking available for approximately 25 cars, accommodating both employees and clientele is a breeze.

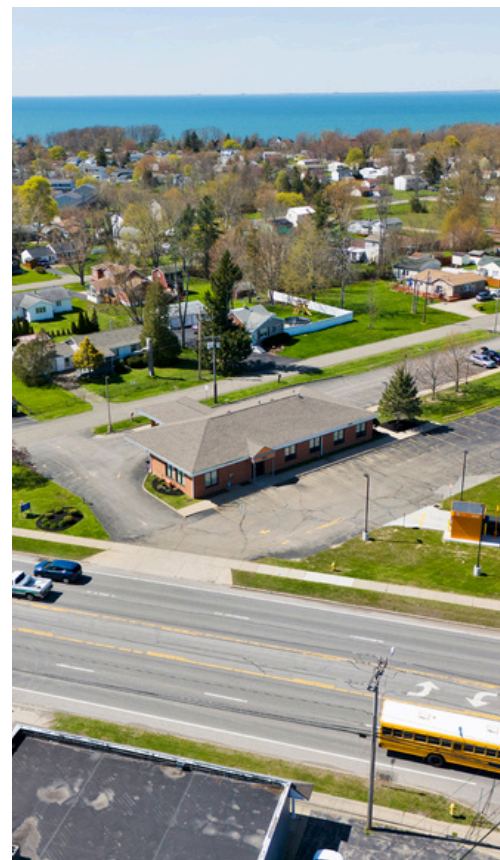
Strategically positioned along a bustling retail strip, the property enjoys high visibility and accessibility, attracting a steady flow of foot and vehicular traffic.

This property presents an exceptional opportunity for businesses seeking a prime location with ample space, versatility, and convenience in a vibrant commercial setting.



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## DEMOGRAPHICS

	<b>0.5 Miles</b>	<b>1 Miles</b>	<b>1.5 Miles</b>
Total households	848	1,520	2,162
Total population	1,925	3,543	4,926
Population white	94.5%	95.3%	96.3%
Population black	1.5%	1.6%	1.2%
Population hispanic	0.4%	0.8%	1.2%
Population asian	0.0%	0.0%	0.0%
Population pacific islander	0.0%	0.0%	0.0%
Population american indian	3.0%	1.8%	1.3%
Population other	0.3%	0.4%	0.3%
Persons per household	2.3	2.3	2.3
Average household income	\$72,661	\$76,751	\$76,926
Average house value	\$116,444	\$130,351	\$146,683
Average age	50.4	48.2	46.9
Average age male	47	45.5	44.5
Average age female	51.3	48.9	48

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CONTACT ME

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