

2,702+/- SF Office/Retail

5895 Goodrich Rd, Clarence Center, NY 14032



OFFERING SUMMARY

Available SF:	1,400 SF
Lease Rate:	\$3,500.00 per month (Utilities and all CAM charges included)
Lot Size:	1.15 Acres
Year Built:	1979
Building Size:	2,702 SF
Renovated:	2018

PROPERTY OVERVIEW

This historic building located in the Village of Clarence with high visibility and traffic count as well as great demographics is perfect for any professional firm looking for a free standing building. On a huge landscaped lot with parking for 30+/- cars. The rent includes utilities and all CAM charges. An added feature to the 4 offices and conference room and kitchenette is a nice patio deck in the rear of the property. If you want to have a foot print in this convenient and centrally located space please call to setup a viewing.

LOCATION OVERVIEW

Located in the historic village of Clarence NY, near the main intersection of Goodrich Rd and Clarence Center.

PROPERTY HIGHLIGHTS

- 1,400+/- SF
- High Visibility and Traffic Count
- Large Landscaped Lot
- Utilities and all CAM charges included in rent
- Parking for over 30 cars



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ADDITIONAL PHOTOS

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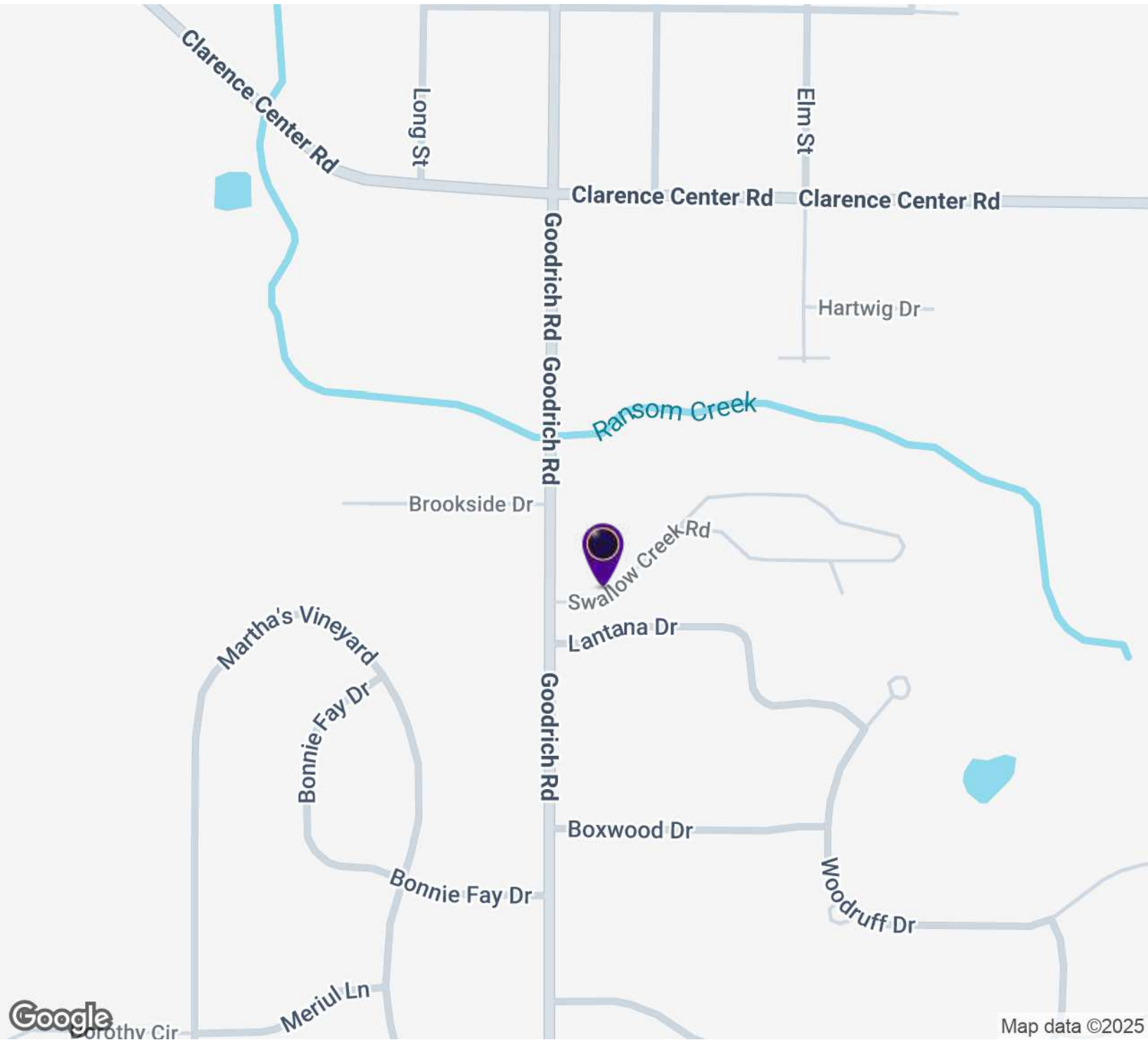


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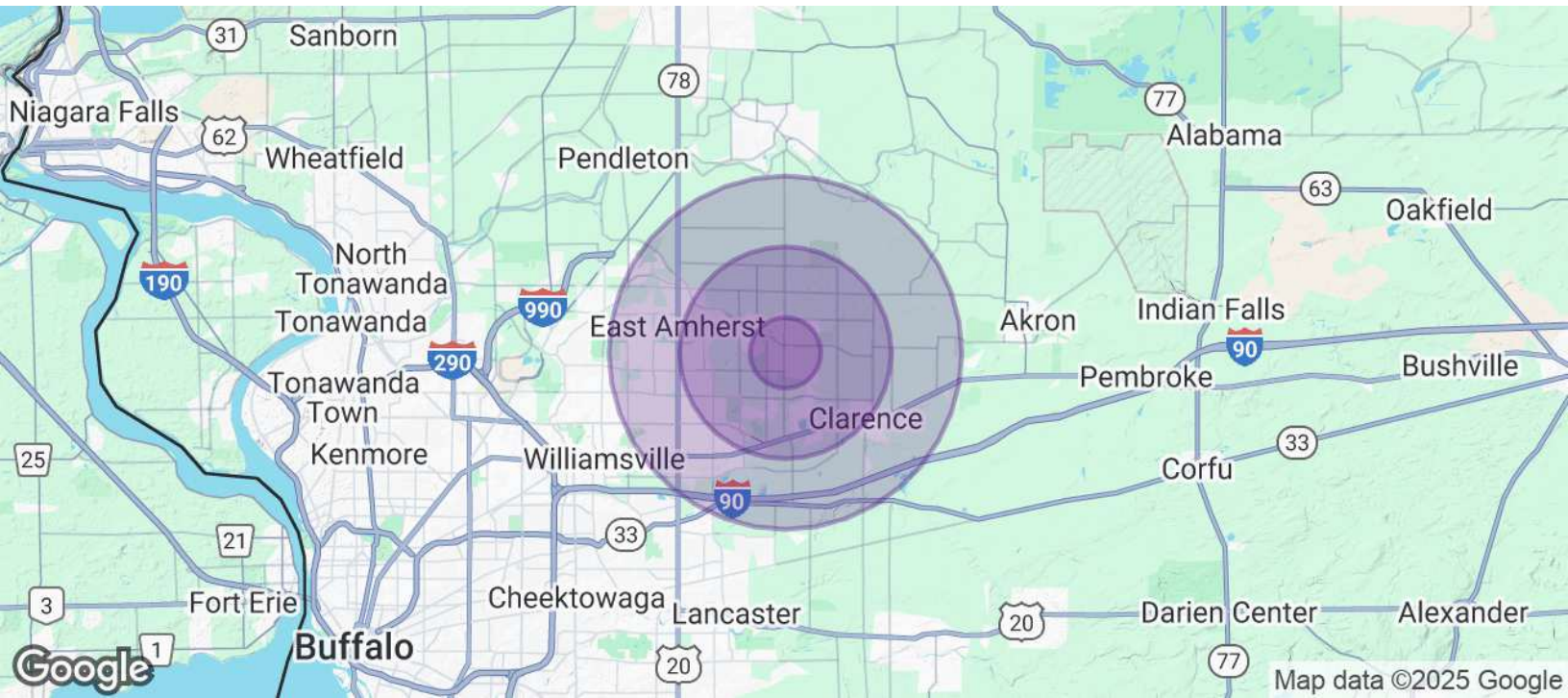


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,109	22,882	69,073
Average Age	42	44	45
Average Age (Male)	41	43	44
Average Age (Female)	43	45	47
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,480	8,491	27,364
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$175,215	\$162,721	\$146,884
Average House Value	\$556,664	\$523,844	\$442,110

Demographics data derived from AlphaMap



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