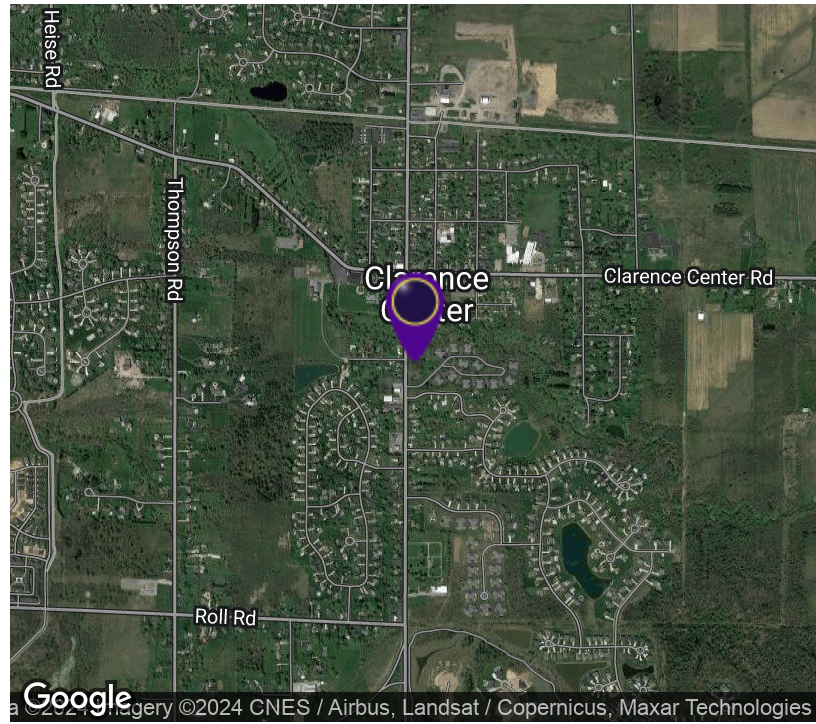


# 2,702+/- SF Office/Retail

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:	1935
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



**RICK RECCKIO**  
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4455 TRANSIT ROAD, SUITE 3B  
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ADDITIONAL PHOTOS

# 2,702+/- SF Office/Retail

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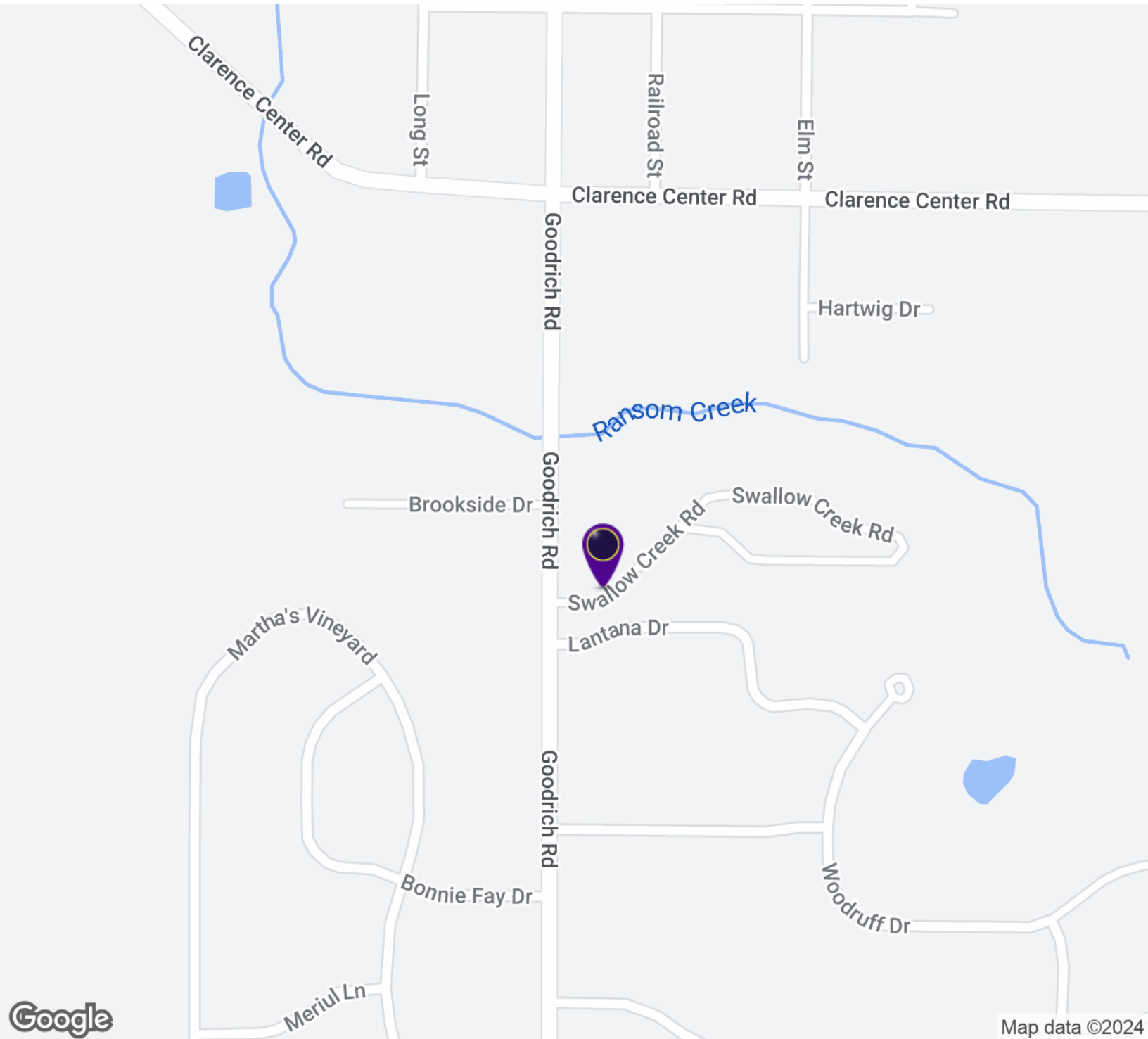


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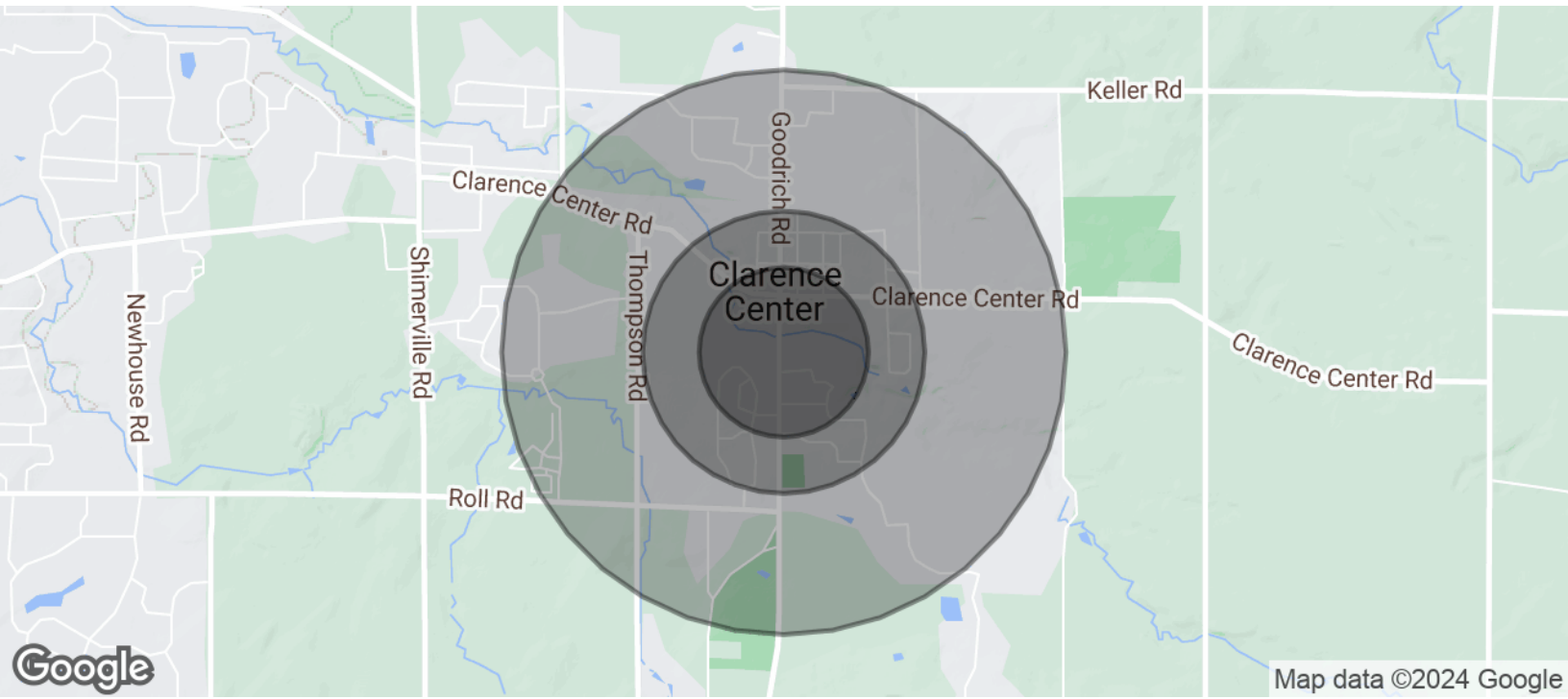


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	358	961	3,577
Average Age	42	42	42
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	131	351	1,298
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$178,313	\$174,729	\$173,899
Average House Value	\$593,214	\$574,868	\$560,586

Demographics data derived from AlphaMap



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