



1,748± SF on 1.61± Acres

Property Highlights

- Property location is 1/8± mile from North Medical Center and within 4± miles of the Route 11 Trading Area
- Wood framed office building
- 1,000± SF on first floor includes:
 - 2 operatories with plumbing
 - 2 private offices
 - 8 person waiting room
 - Admin area
- Great site for building addition or redevelopment (1.61± acres)
- Close to high traffic Buckley and West Taft Road

Demographic	1 Mile	3 Miles	5 Miles
Population	8,653	61,286	162,224
Households	3,942	27,112	70,519
Average Income	\$79,148	\$71,864	\$69,553
Daytime Employees	7,994	43,703	137,214

Source: ESRI Business Analyst 2021

Traffic Counts	
Buckley Road	14,149 AADT
West Taft Road	14,569 AADT

Source: NYS DOT 2019

For more information, please contact:

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Parking Lot



Additional Acreage



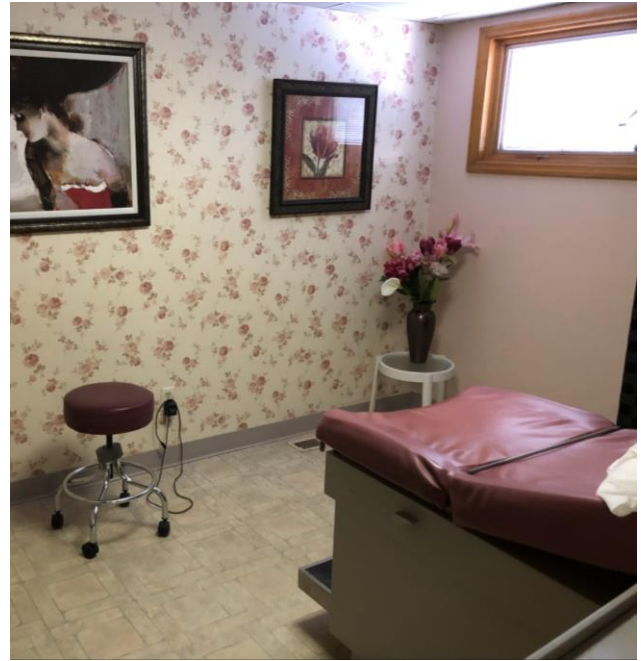
Waiting Room



Admin Area



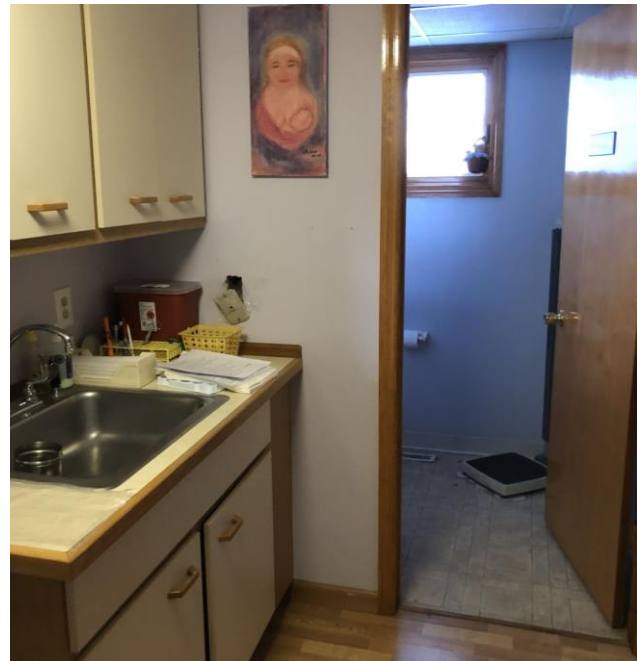
Exam Room



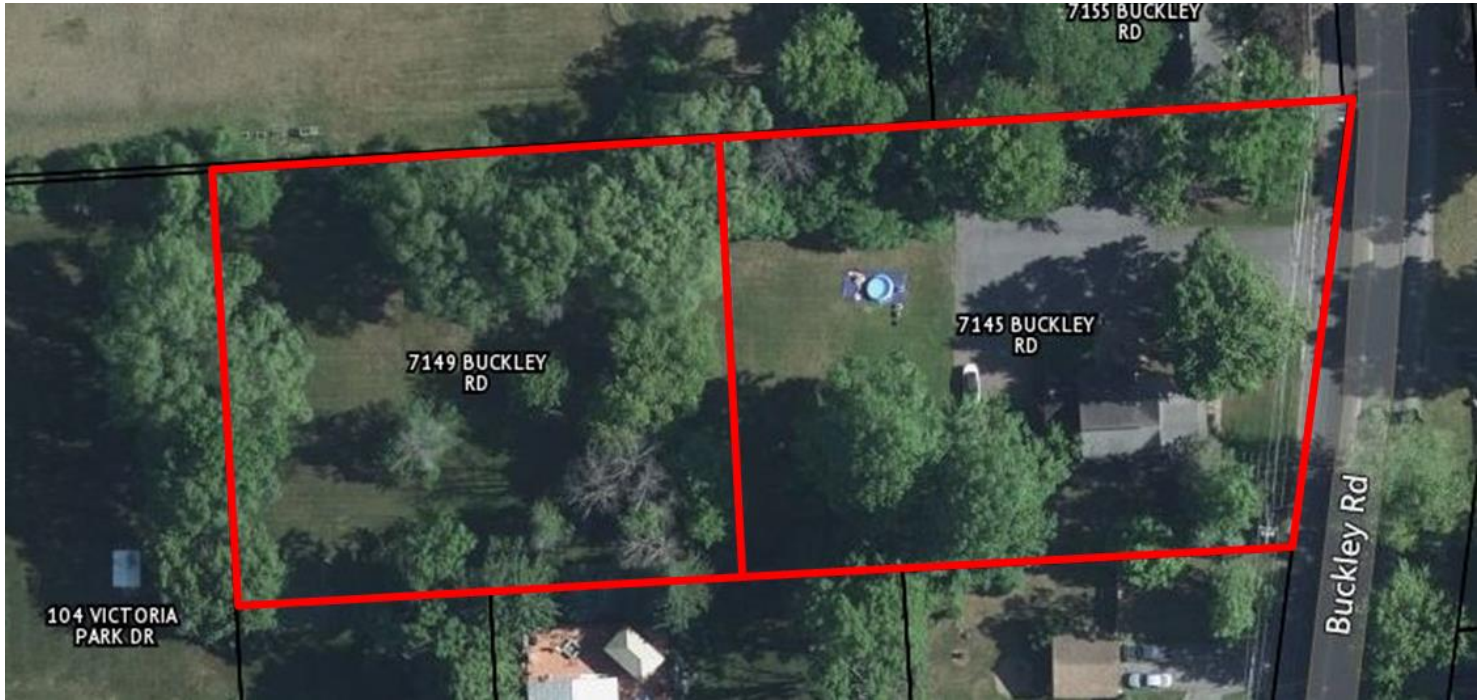
Exam Room



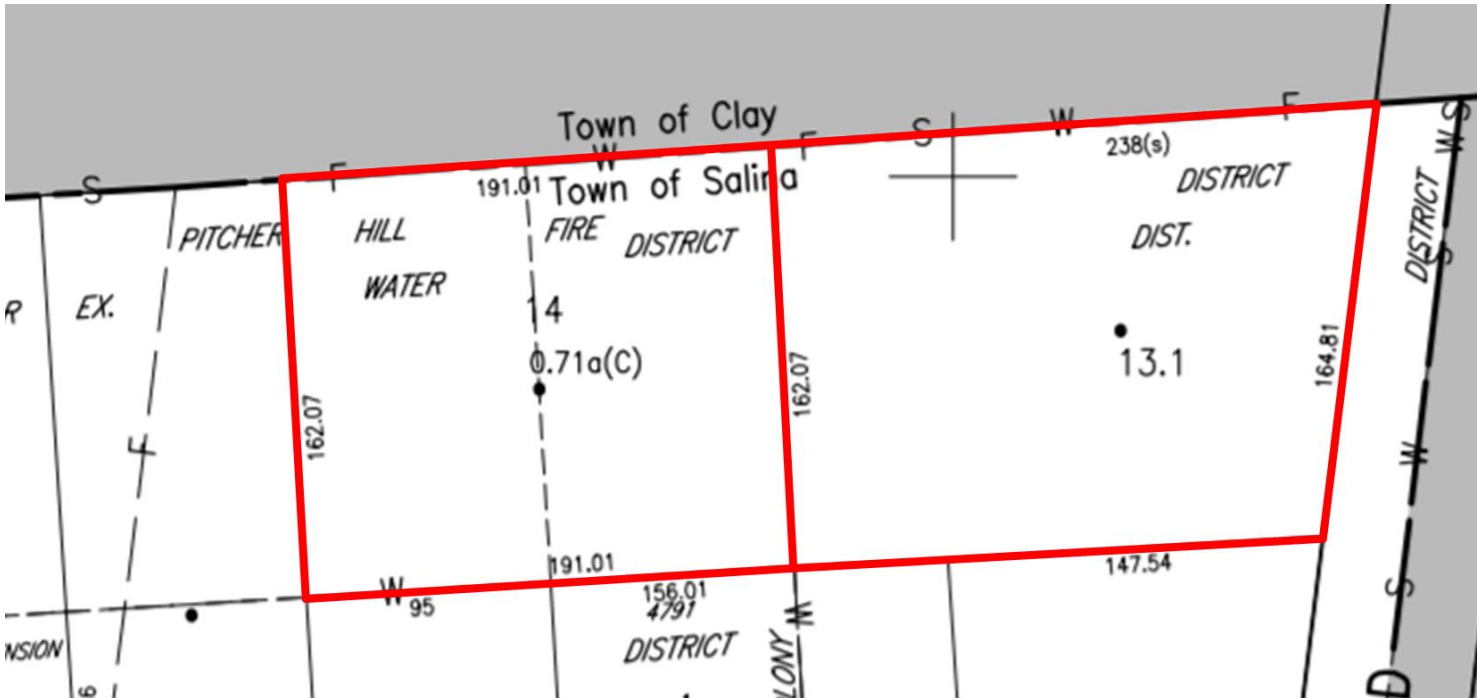
Admin Area



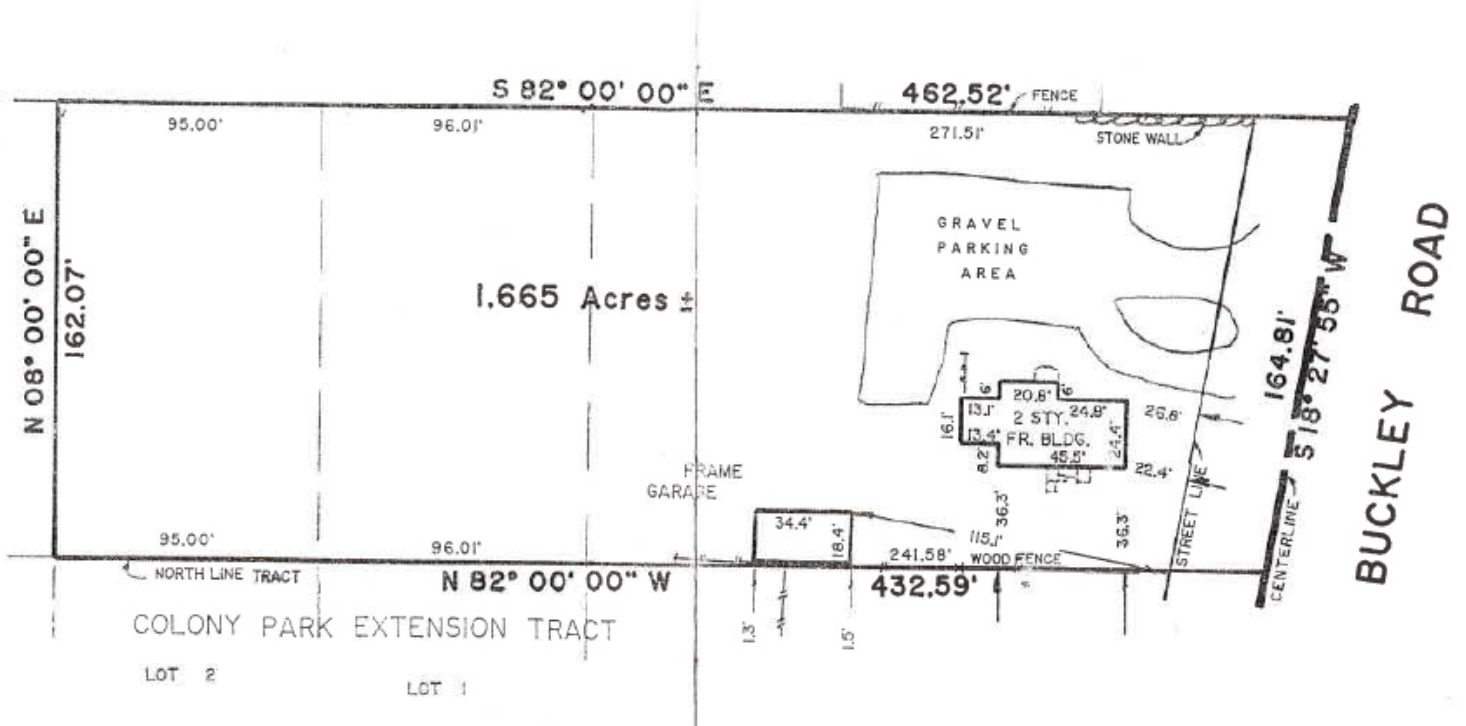
Restroom



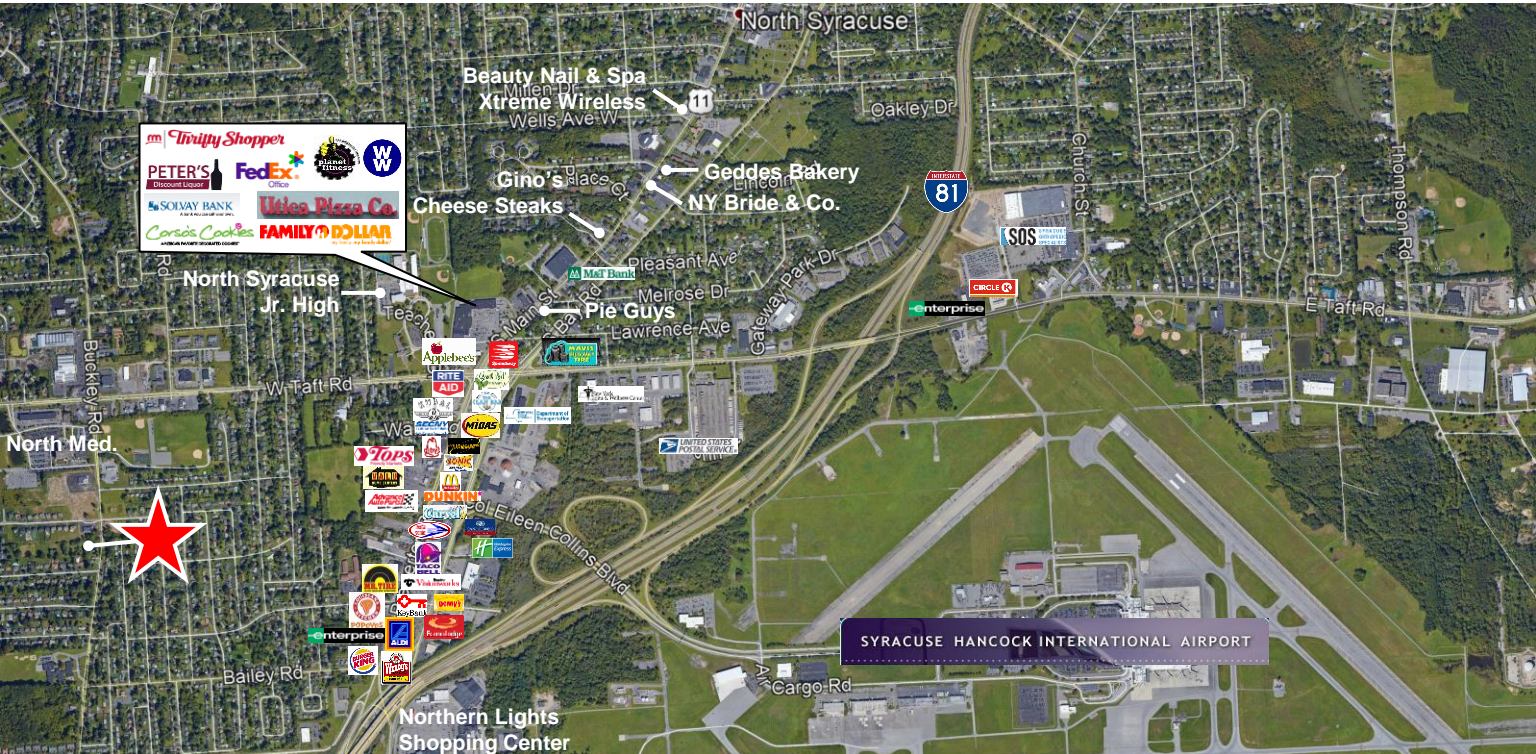
Aerial



Tax Map



Survey



Property location in relation to Route 11 retail market, North Medical Center, Main Post Office, and Airport.