

FOR SALE

8503 Main Street  
Clarence, New York 14221



## 2,203 ± Sq. Ft. FORMER BANK FOR SALE

### Building Features

Total Building Size	2,203 ± Sq. Ft.
Parking	26 ± Spaces
Lot Size	.68 ± Acres
Zoning	C1

### Property Highlights

- Retail / office opportunity in Clarence, NY
- Former Community Bank Branch available for sale
- Conveniently located at the corner of Main Street and Harris Hill Road
- Signalized intersection with 26 ± on site parking spaces
- Free-standing building with Two (2) drive-thru lanes
- Minutes from the Transit Road Retail Corridor
- Built in 1974
- IDEAL For: Bank, credit union, medical office, professional office, fast food conversion, retail

Demographics	1 Mile	3 Miles	5 Miles
Population	5,005	36,993	134,410
Average H.H. Income	\$129,509	\$136,765	\$122,520

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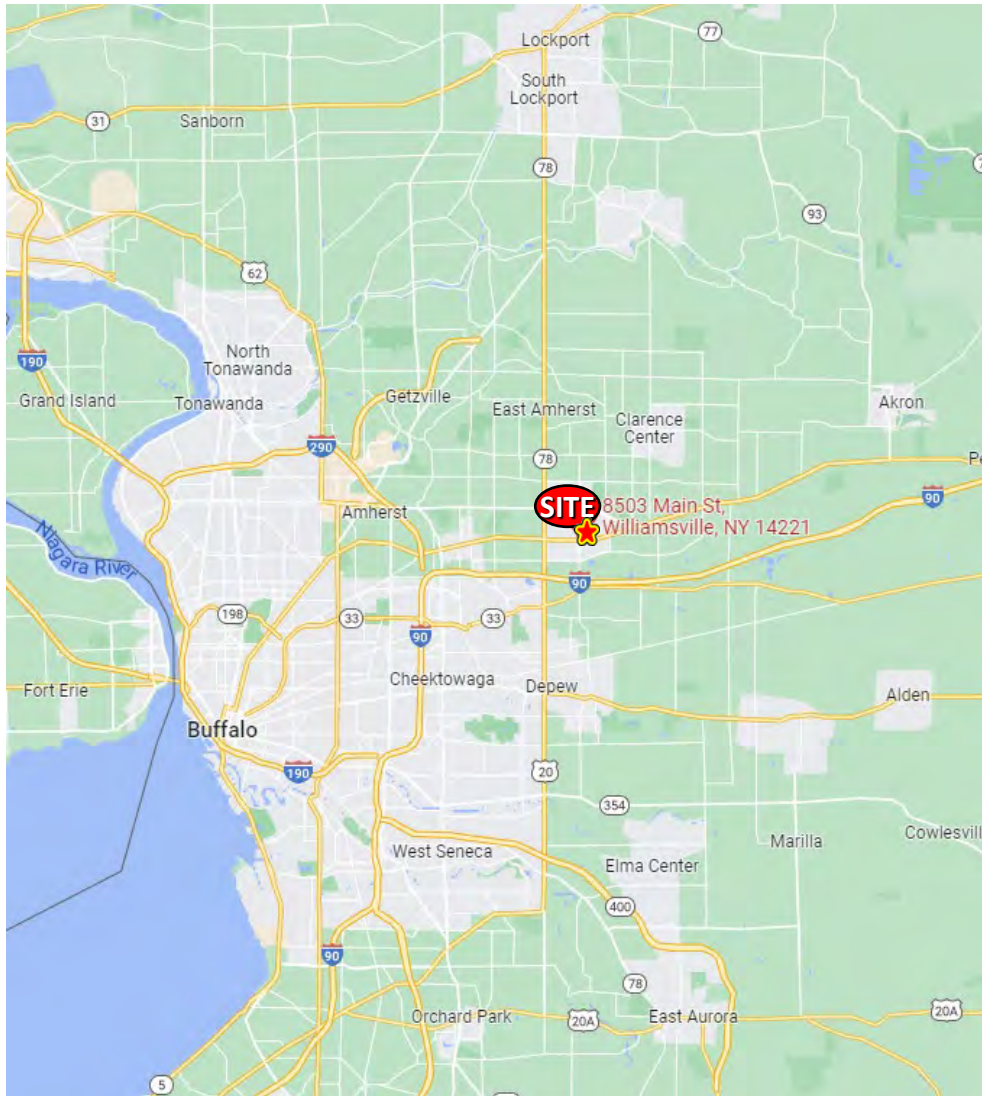
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### Former Community Bank For Sale

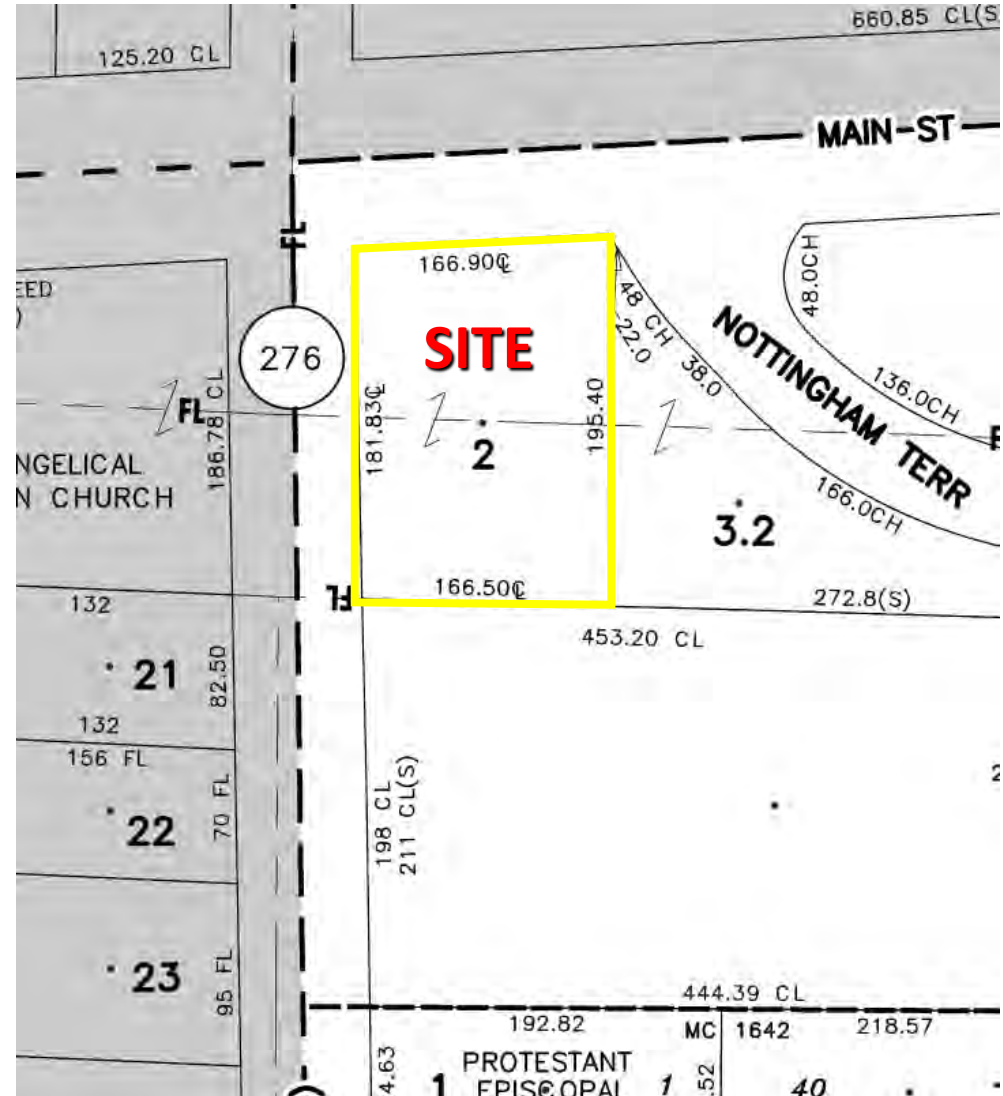


**FOR SALE**

**8503 Main Street | Clarence, New York**



Location Map



Tax Map

FOR SALE

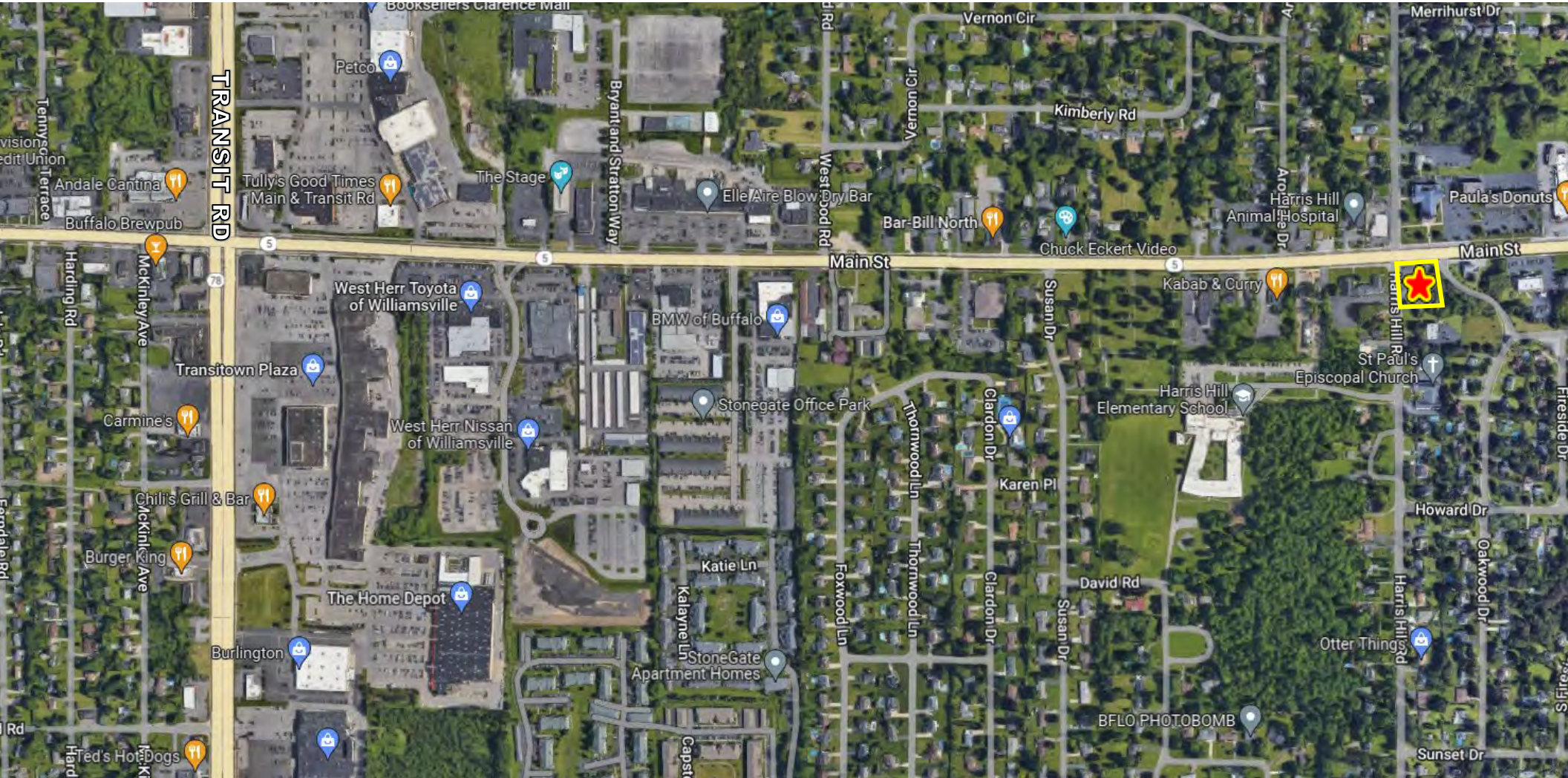
8503 Main Street | Clarence, New York



Aerial

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8503 Main Street | Clarence, New York



Aerial Featuring Transit Road Retail Corridor

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