

OFFICE | RETAIL FOR LEASE

4370 South Taylor Road
Orchard Park, New York 14127



Newly Constructed Office and Retail Space Available

Building Features

Total Building Size	11,000 ± Sq. Ft.
Spaces Available (2)	Floor 1: 2,000 ± Sq. Ft. Floor 2: 5,500 ± Sq. Ft.
Parking	Ample on-site

Property Highlights

- Space available for lease in soon to be brand new professional office and retail building
- Highly visible location at a signalized intersection in Orchard Park, NY
- All new mechanicals and buildout
- Ample parking via on-site surface lot
- Easily accessible in affluent area with great demographics and high traffic counts
- Located immediately off the 20-A Exit of the Route 219 Expressway
- Directly across the street from a large medical office complex
- Very close to Orchard Park Village
- Many nearby amenities including gas stations, childcare, restaurants, and fast-food services
- Ideal For: professional office of all kinds, high end retailers, and medical office users

Demographics	1 Mile	3 Miles	5 Miles
Population	4,152	31,513	99,343
Average H.H. Income	\$125,801	\$132,762	\$105,773



Traffic Counts

Big Tree Road	14,055 AADT
219 Expressway Exit 20-A	4,885 AADT

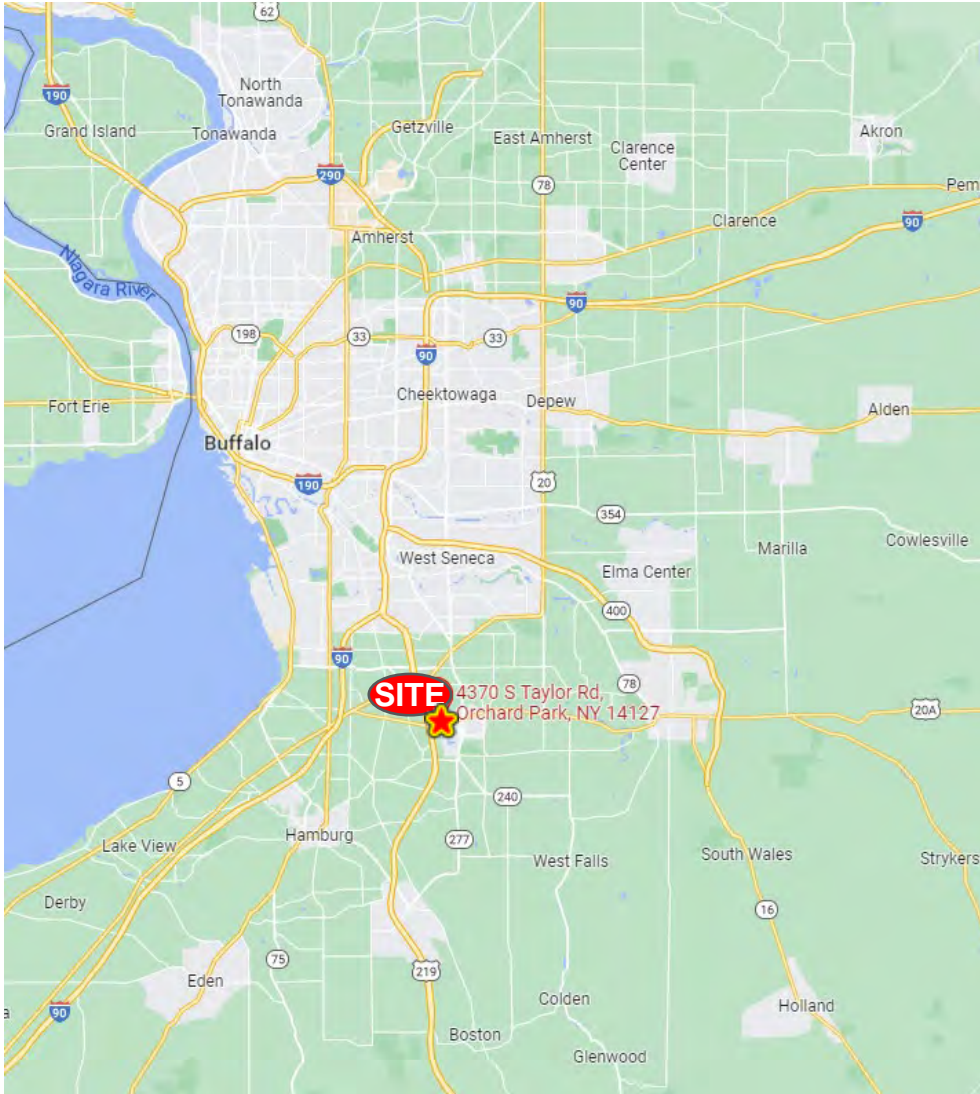
Contact

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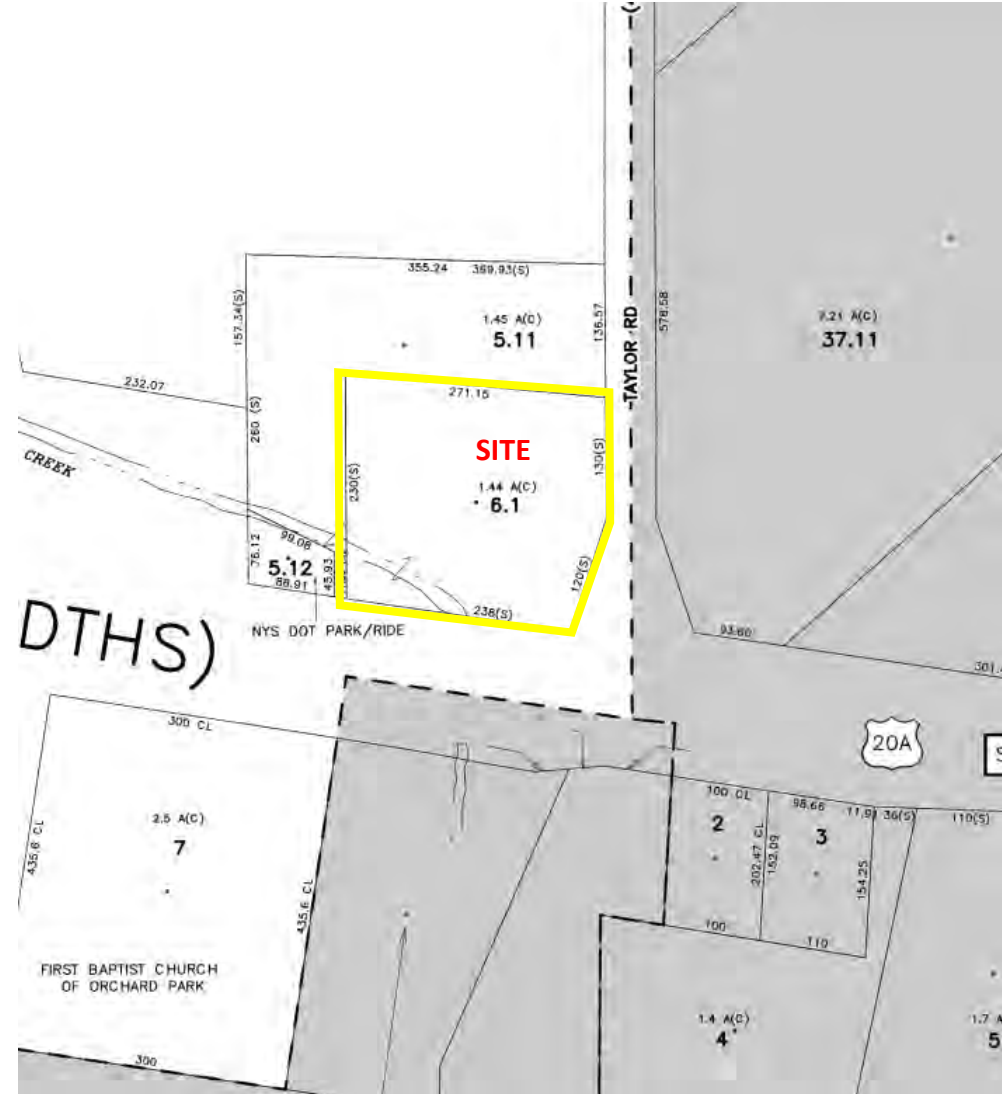
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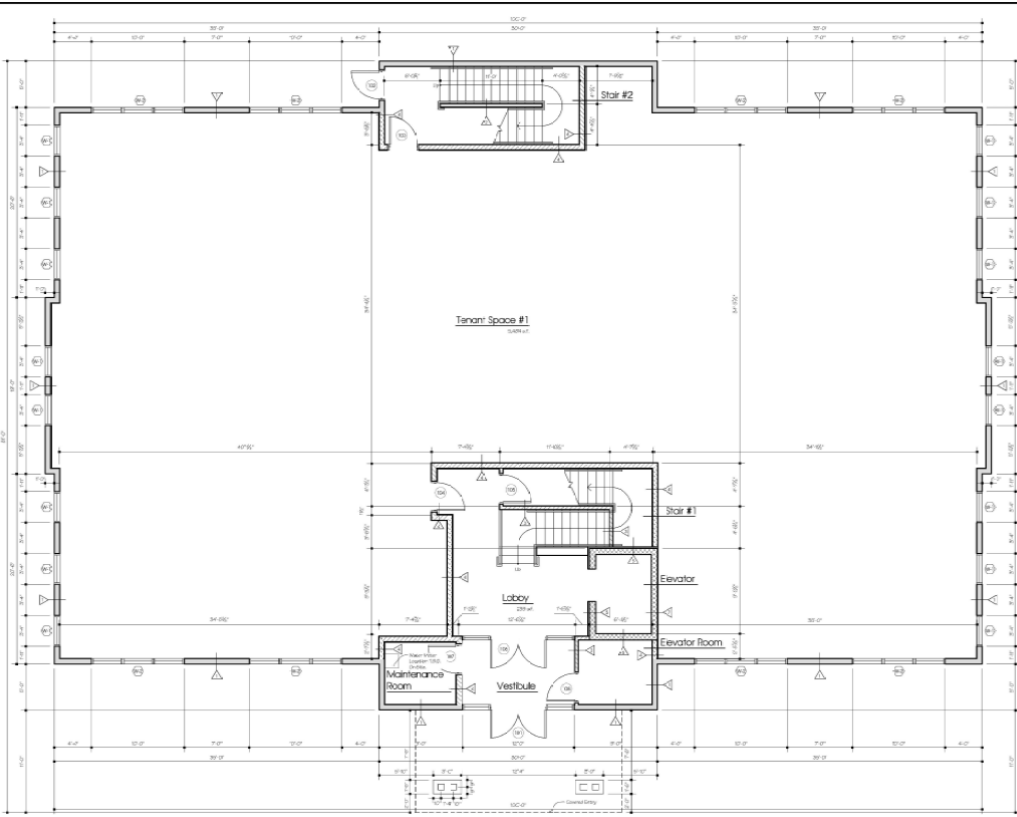
Location Map



Tax Map

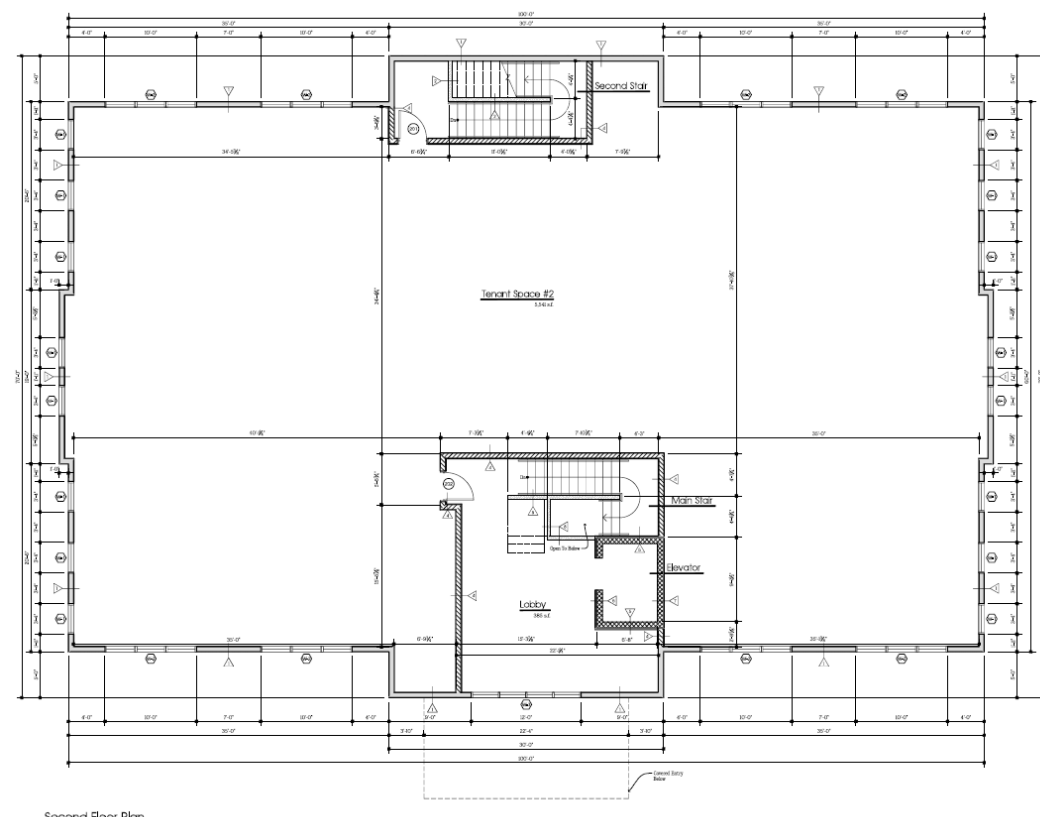
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01.1 First Floor Plan

First Floor Plan

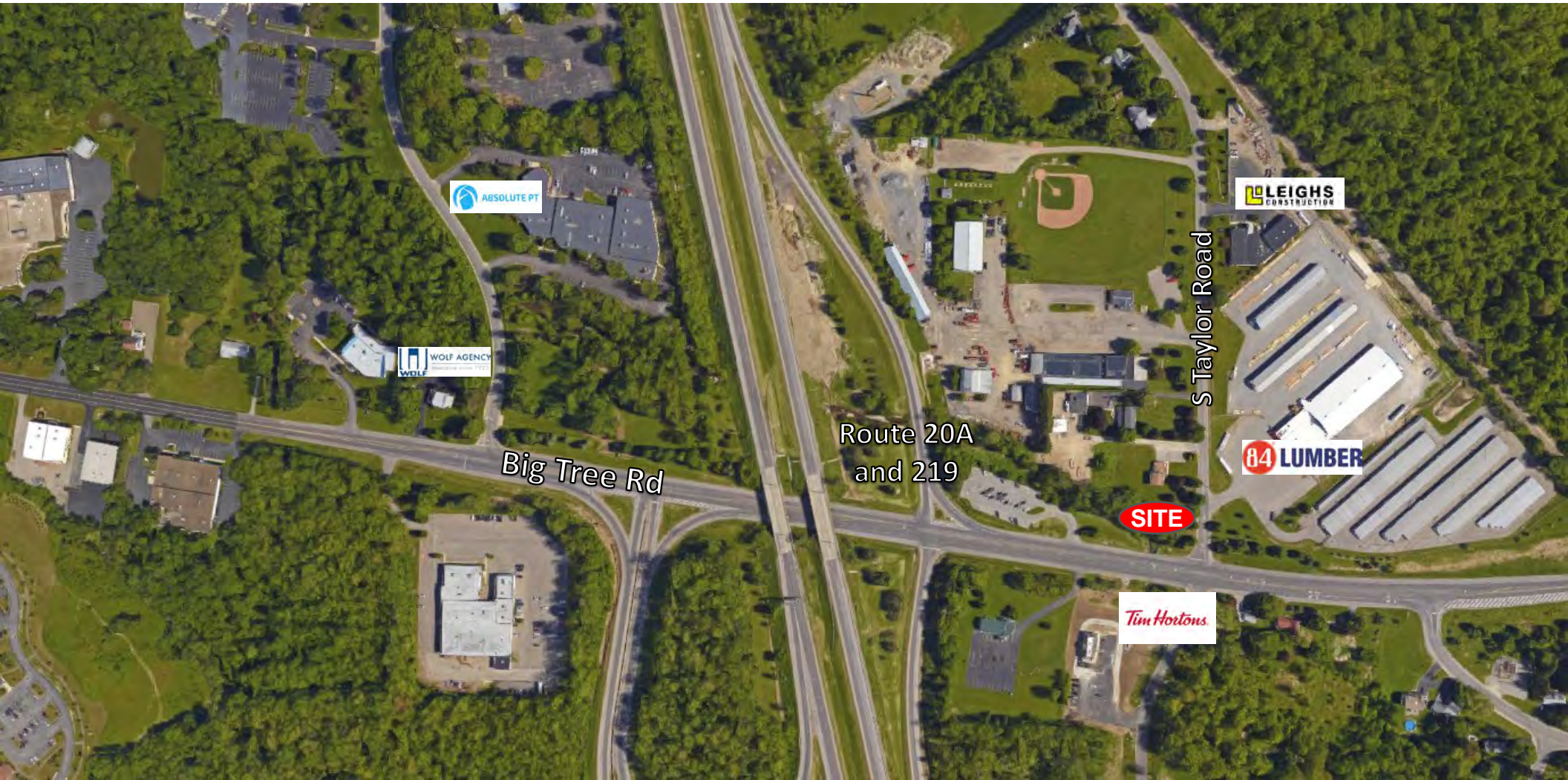


02.1 Second Floor Plan

Second Floor Plan

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Aerial