

FOR LEASE

5820 Main Street

Williamsville, New York 14221



## Village Of Williamsville Office Suite For Lease

### Building Features

Total Building Size	38,202 ± Sq. Ft.
Space Available	1,300 ± Sq. Ft.

### Property Highlights

- Office space available in the Village of Williamsville's Caldwell Building
- 1,300 ± Sq. Ft. suite on the third floor
- High traffic volume on Main Street: 33,611 annual average daily traffic
- Ample Village parking
- Conveniently located 5 minutes from the NYS I-290 and 10 minutes from the Buffalo Niagara International Airport
- Area amenities include local retail, restaurants, banks, pharmacies, cafes and more
- Ideal For: medical office, professional services, healthcare services, or general office user

Demographics	1 Mile	3 Miles	5 Miles
Population	7,500	77,549	238,453
Average H.H. Income	\$110,277	\$111,321	\$101,023



### Office Suite Available In Caldwell Building



### Contact

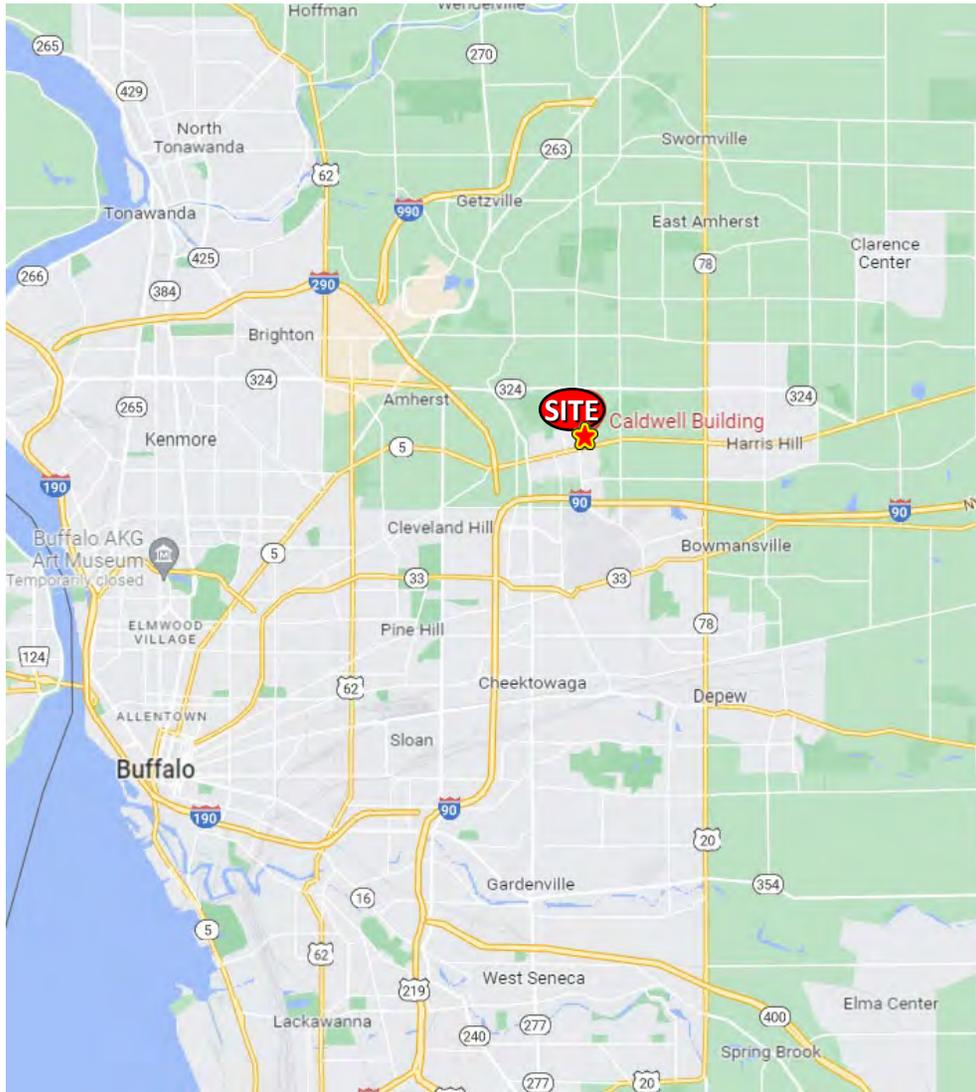
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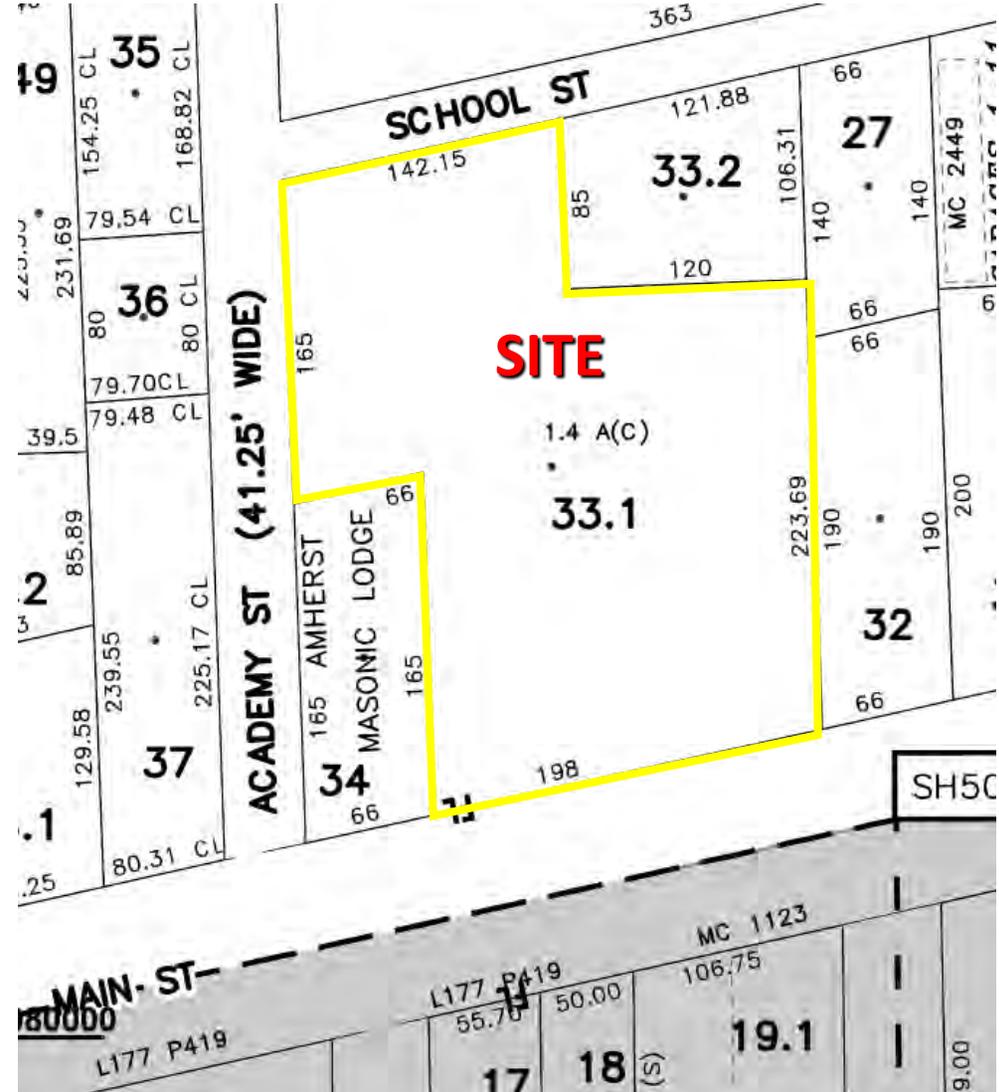
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**5820 Main Street | Williamsville, NY**



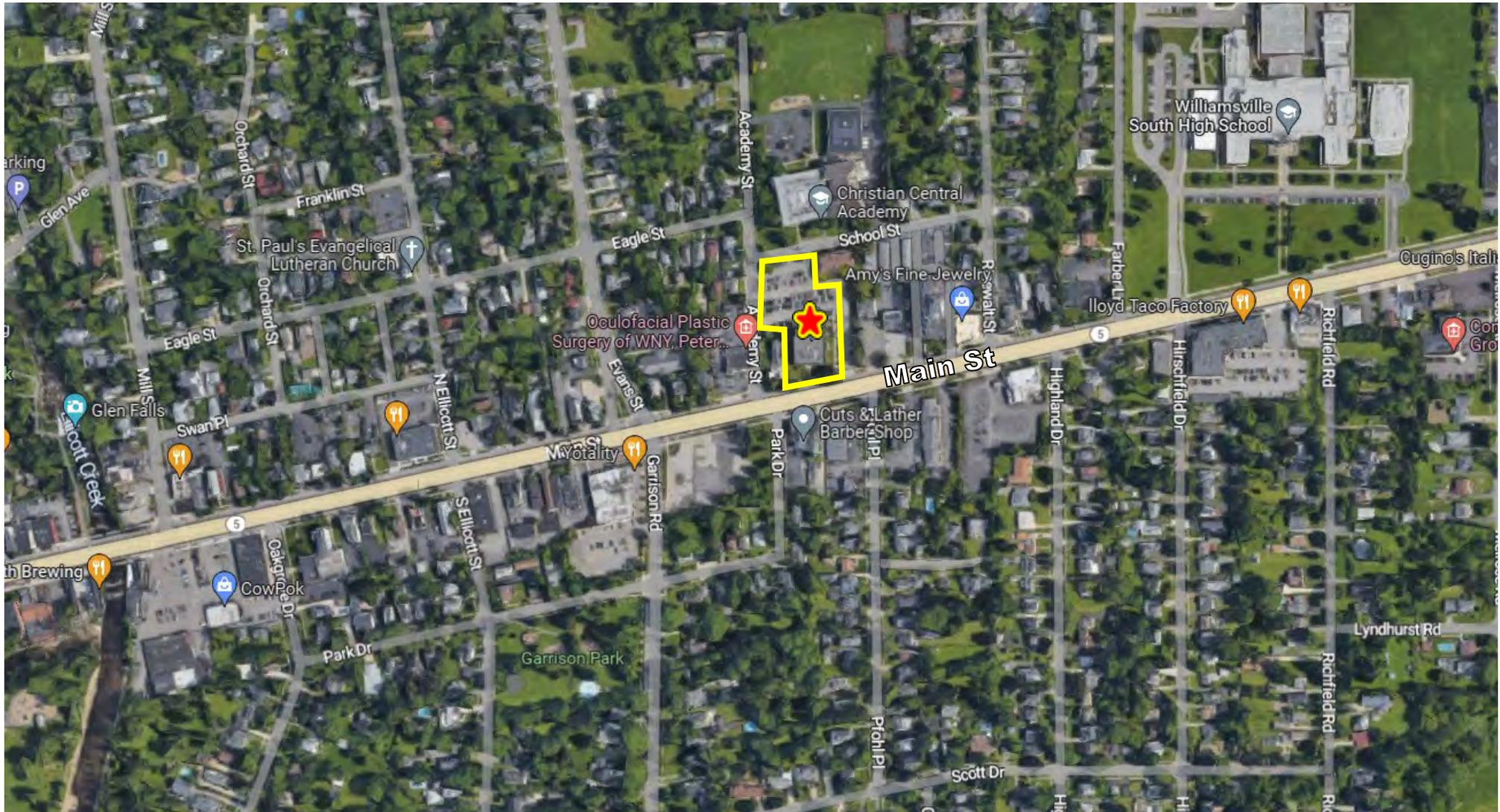
Location Map



Tax Map

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5820 Main Street | Williamsville, NY



Aerial