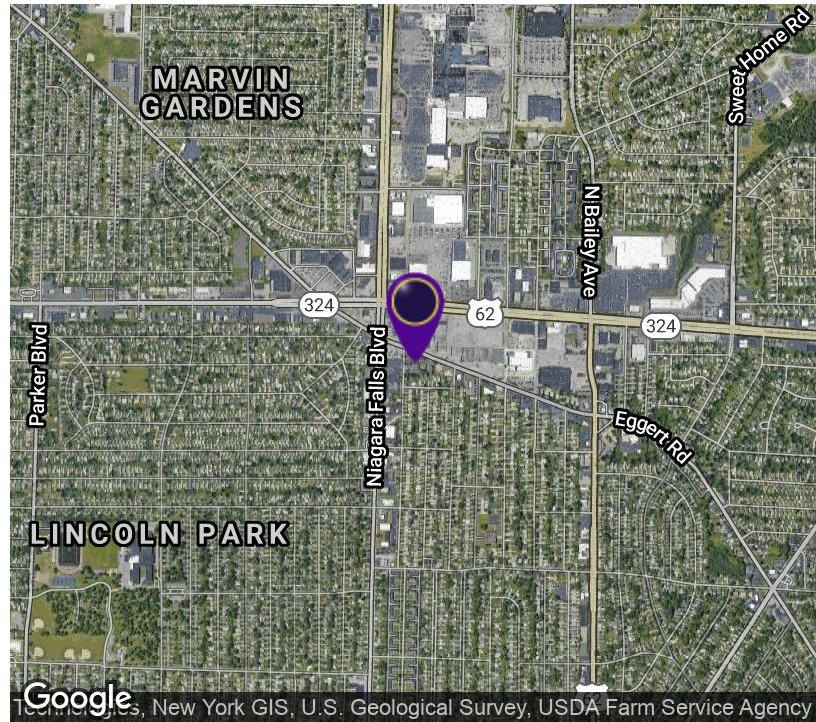


# 2140 Eggert Road

Amherst, NY 14226



## OFFERING SUMMARY

Available SF:	1,208 SF
Lease Rate:	\$12.00 SF/yr (Double Net)
Lot Size:	0.93 Acres
Building Size:	5,355 SF
Zoning:	Commercial

## PROPERTY OVERVIEW

One office suite available consisting of 1,208+/- SF. The space is nicely finished and in move-in condition for immediate occupancy. Water and CAM charges included. The property has plenty of parking. Close proximity to all major shopping including Whole Foods, Target, Tops Supermarket, Lowes, BJ'S, Wegmans, and many national chain restaurants.

## LOCATION OVERVIEW

Located between Niagara Falls Boulevard & Bailey Avenue to the East and West. Just South of Sheridan Drive.

## PROPERTY HIGHLIGHTS

- Immediate Occupancy
- Very Accessible
- Reasonably Priced
- Plenty of Parking
- Excellent Location



**RICK RECCKIO**  
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ADDITIONAL PHOTOS

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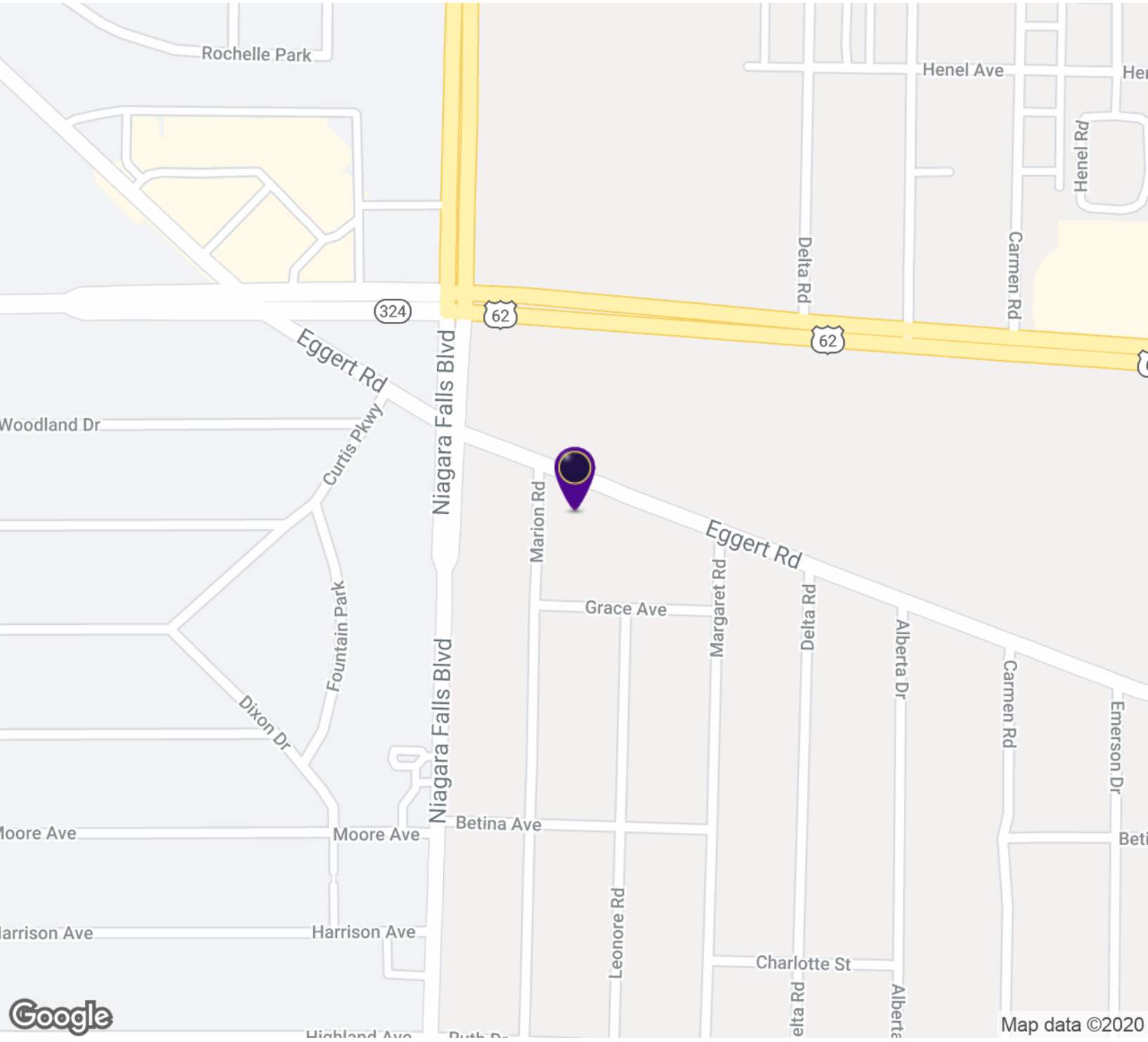


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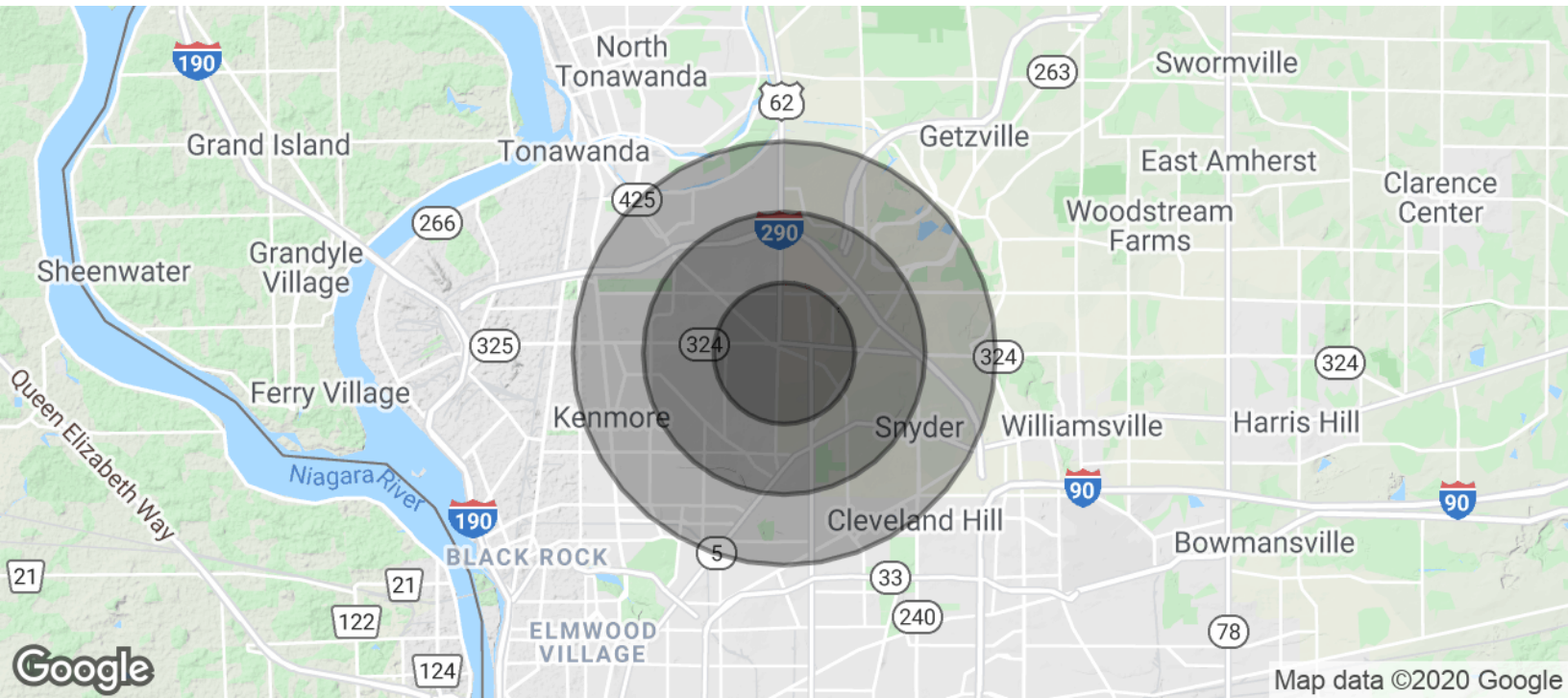


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	17,332	64,566	153,493
Average age	37.5	37.8	37.6
Average age (Male)	35.2	35.7	34.9
Average age (Female)	40.6	40.0	40.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	7,452	27,213	63,602
# of persons per HH	2.3	2.4	2.4
Average HH income	\$51,241	\$57,278	\$60,838
Average house value	\$109,012	\$117,914	\$132,739

\* Demographic data derived from 2010 US Census



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