

FOR SUBLEASE

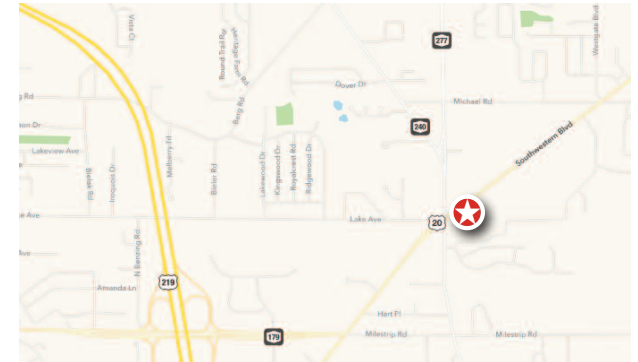
3245 Southwestern Blvd, Suite #100 Orchard Park, NY 14127



**This listing is brought forth by the tenant
for the sole purpose of a sublease.**

1,550 +/- SF of retail space for sublease located at the five corners in Orchard Park. 23,327 Average Daily Traffic on Southwestern Blvd. 19,417 Average Daily Traffic on Orchard Park Road. Ample parking.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	5,174	46,313	129,375
Total Households	2,203	19,411	55,038
Ave. Annual Income	\$81,199	\$73,501	\$61,002



The information, statements, and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. All offerings subject to errors, prior sale, lease, or withdrawal without notice.



HUNT Commercial
Real Estate Corporation
403 Main St., Suite 400
Buffalo, New York 14203
HUNTCommercial.com

Alicia Wittman
Licensed Real Estate Salesperson
(716) 880-1574
awittman@huntcommercial.com