

FOR LEASE

Class A Medical Building

3045 Southwestern Blvd, Suite 100, Orchard Park, NY 14127



PROPERTY HIGHLIGHTS

- Orchard Park Class A Medical Office space for sublease
- 2,349 Sq. Ft; Sublease through 2027
- Located in the very popular Parkland Office Park
- Park like setting
- Excellent Demographics
- Six exam rooms
- Separate 400 sq. ft. space with dedicated entrance



DEMOGRAPHIC SNAPSHOT

	2 Miles	5 Miles	10 Miles
Population	21,049	123,231	430,793
Households	8,605	52,738	184,582
Average HH Income	\$97,864	\$85,184	\$74,529
Daytime Employees	11,273	55,513	249,263



344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

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