



## PROPERTY FEATURES

- Highly visible 3,828+/- SF Building Zoned Commercial B
- Uses included retail, office, restaurant, warehouse or automotive
- Clear span block building, metal skin, EPDM roof, 400 Amps
- Interior demo complete—ready for build-out
- Parking for 30+ cars on .66+/- acre lot
- Located 1/2 block from Erie Boulevard East, close to Interstate Route 690

### CONTACT EXCLUSIVE AGENTS:

**Barton K. Feinberg**

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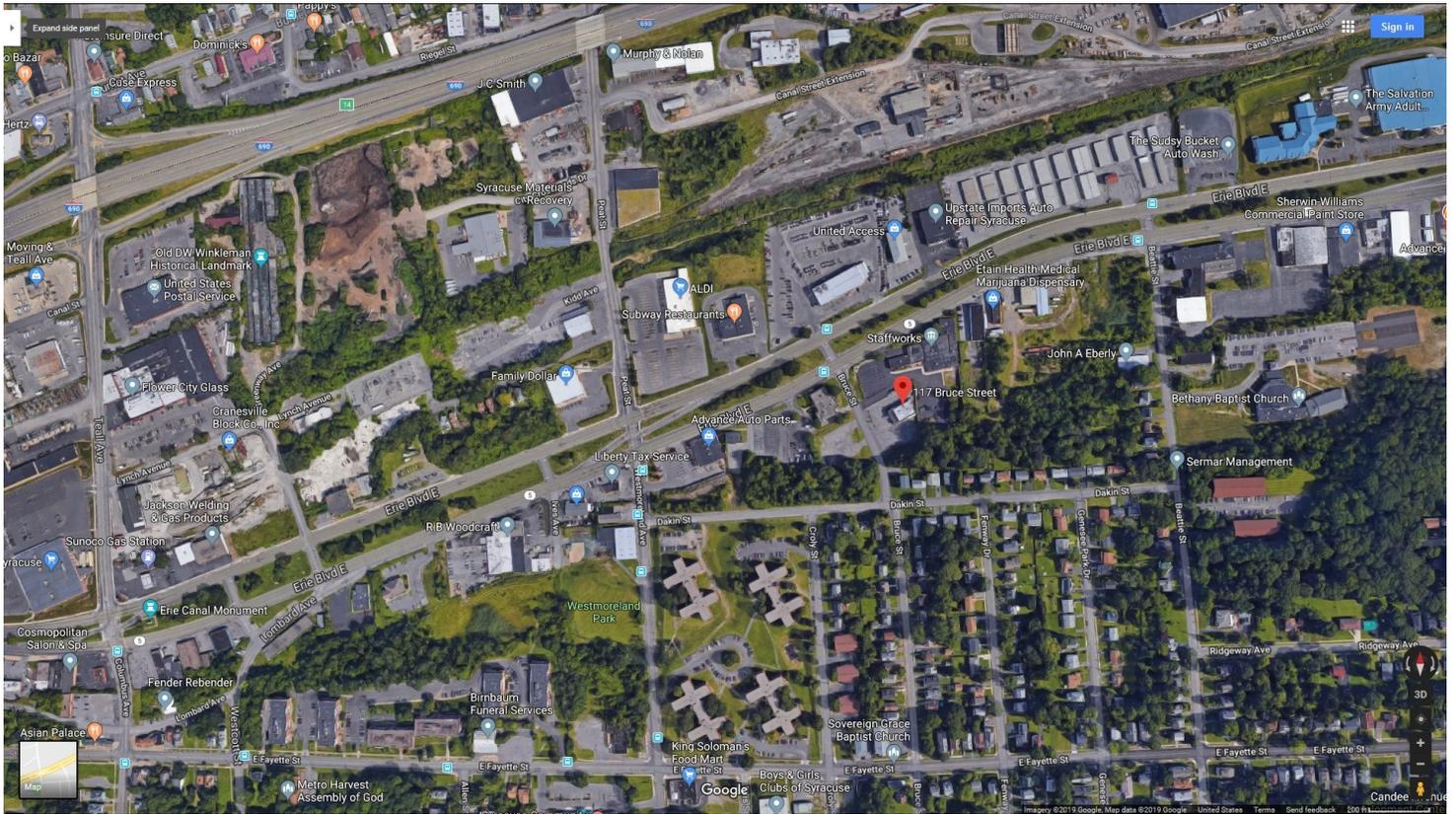
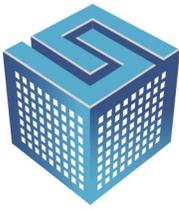
### SUTTON REAL ESTATE COMPANY

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**DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
<b>Population</b>	18,306	131,014	209,467
<b>Households</b>	7,670	51,339	84,347
<b>Average Household Income</b>	\$57,101	\$56,142	\$63,433

Source: Esri

**TRAFFIC COUNTS**

- Erie Blvd. E — 16,511
- Teall Ave — 14,745
- I-690 — 124,263

Source: Kalibrate

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