

5844 GOODRICH ROAD

PRIME RETAIL/WAREHOUSE SPACE FOR LEASE



SUMMARY OF FEATURES

Total Building SF:	7,688 SF
Retail SF:	1,920 SF
Warehouse SF:	5,768 SF

5844 Goodrich Road is comprised of a large open shop and an adjoining warehouse space.

- ◆ 12' by 12' Overhead Door
- ◆ Expansion opportunity available in adjacent vacant land parcel measuring .5 Ac.
- ◆ Prime for Redevelopment
- ◆ Strong Demographics

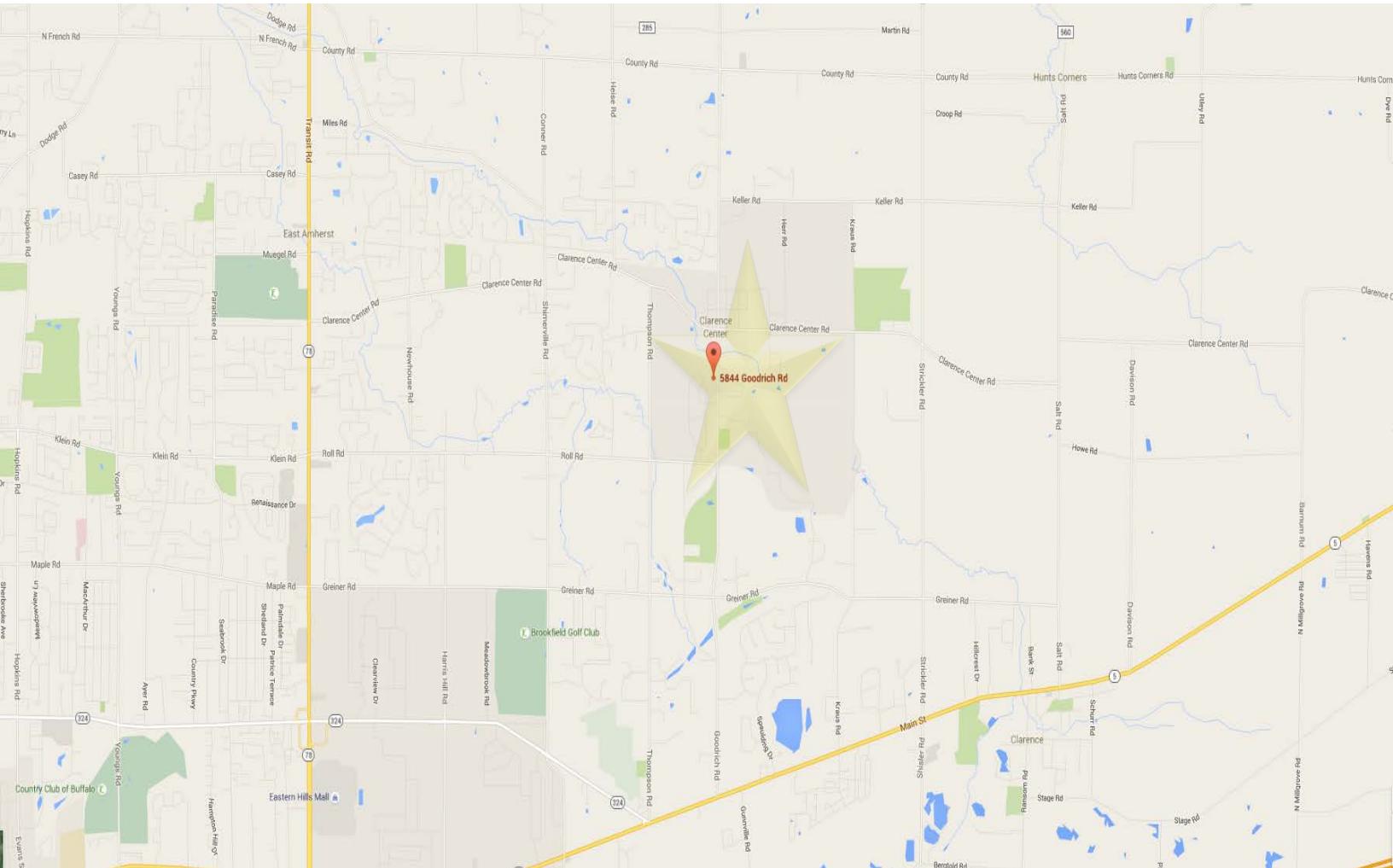
LOCATION

- ◆ Located 1 mile north of Main St. (Rt. 5) within the fastest growing community in Erie County.
- ◆ North of the Clarence Town Hall and Library.
- ◆ Within walking distance from Historic Clarence Center.



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CASILIO REAL ESTATE & DEVELOPMENT CORP.
2457 WEHRLE DRIVE, WILLIAMSVILLE NY 14221
P: 716-633-7715 F: 716-633-9937 W: WWW.CASILIOCO.COM

CAROLYN CASILIO
INFO@CASILIOCO.COM
5844 GOODRICH ROAD, CLARENCE CENTER, NY 14032