



SALE PRICE: \$325,000



Property Highlights

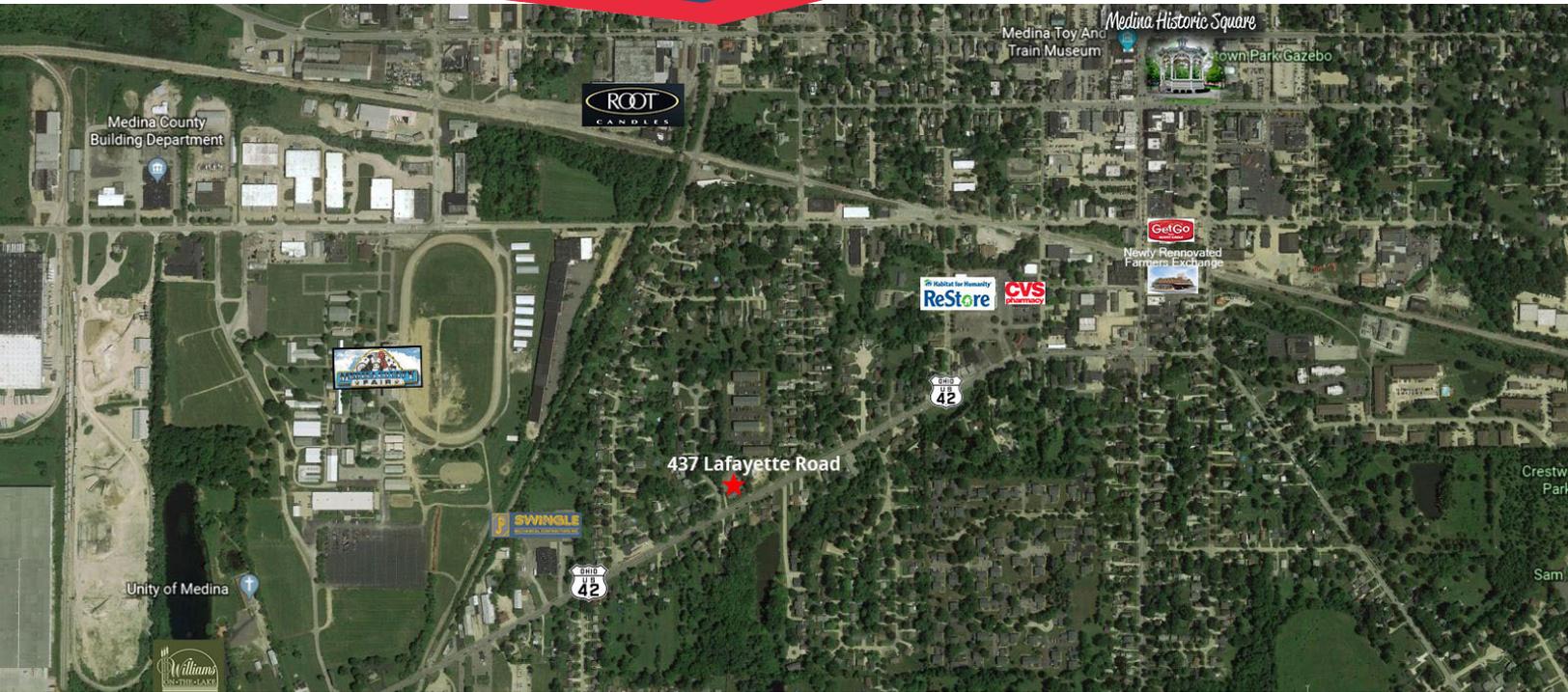
Price/SF:	\$42.37
Proforma Cap Rate:	9.35%
Occupancy Rate:	89%
2020 Projected NOI:	\$30,377
Building Size:	7,669 SF
Lot Size:	.85 Acres
Year Built:	1970
Traffic Count:	10,466
Nearest Highway:	5 miles from I-71 at SR-18 interchange
2020 Annual Taxes:	\$8,093.90

LISTING AGENT

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PROPERTY OVERVIEW

The Orchard Park Office Building at 437 Lafayette Road is a well maintained 7,669 SF office building with three floors, situated on .85 acres. The building, which is in a quiet, park-like setting with lots of trees, has many windows, skylights, vaulted ceilings and ample parking. This is a great opportunity for owner/occupier.

LOCATION OVERVIEW

On US-42, just Southwest of the historic Medina Square. It is approximately five miles to the I-71/SR-18 interchange.

DEMOGRAPHICS

	3 MILES	5 MILES	17.05 MILES
Total Households	14,499	23,268	171,445
Total Population	38,112	60,864	456,436
Average HH Income	\$76,119	\$81,110	\$80,276

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.