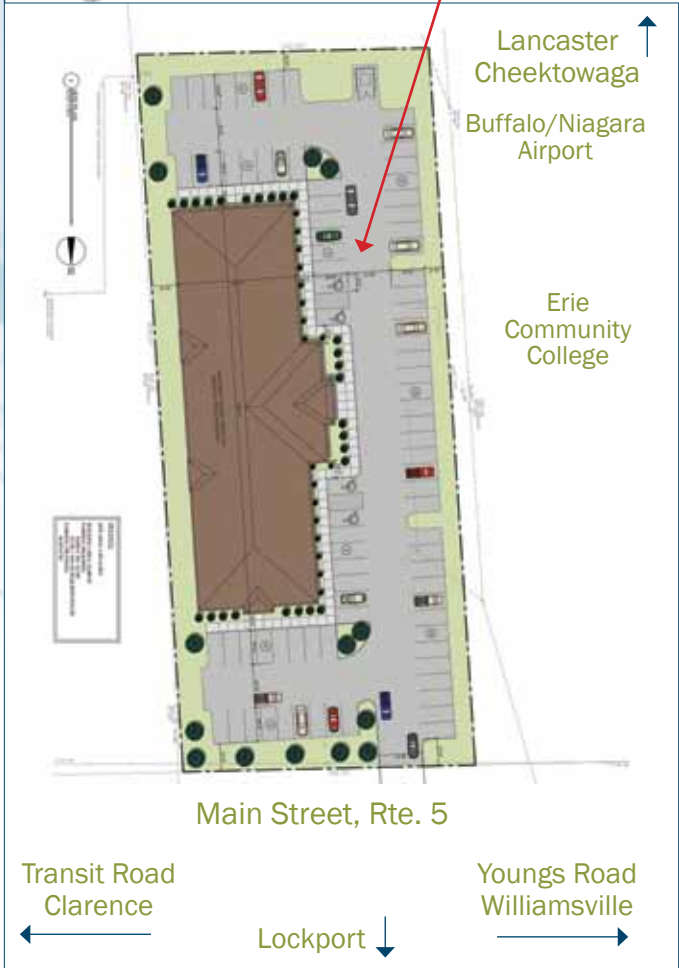


6325 Main Street

Williamsville, NY 14221



WhyLocate HERE...

One of 6325 Main Street's biggest assets is its location. **Conveniently positioned in the heart of Williamsville**, this desirable space boasts 1.5 acres of land and the availability to customize a one-story 15,000-square-foot build-to-suit facility.

Customers will find this location both **accessible and centralized** with easy access to and from Main Street (Rte. 5), the Kensington Expressway, NY State Thruway, Buffalo/Niagara International Airport, hospitals, Downtown Buffalo (pop. 280,000) and the densely populated suburbs of Amherst (pop. 116,500), Cheektowaga (pop. 94,000), Lancaster (pop. 50,000) and Clarence (pop. 26,000).

BENEFITS at a GLANCE

- ◆ **Main Street, Williamsville location**, adjacent to superior medical providers Windsong Radiology Group, CCS Oncology and Century Medical Associates, among others.
- ◆ **Amenities within minutes:** Country Club of Buffalo, The Walker Center, Eastern Hills Mall, Erie Community College and a plethora of retail shops & restaurants.
- ◆ **Ample Off-Street Parking** with 80 car parks.

McGuire
Development Co
Trust Through Transparency



MODERN DESIGNS

Aesthetically Pleasing



EFFICIENT WORKFLOWS

Alleviating Congestion & Stress



FACILITY VISIONING

Cost-Effective Premium Finishes



MEDICAL DESTINATIONS

Multiple Disciplines in One Location

McGuire Development Company specializes in the VISIONING and DEVELOPMENT of medical facilities.

As a full-service real estate firm, we have in-house experts who will keep the project WITHIN YOUR BUDGET as well as broker the SALE, LEASE OR SUBLET OF YOUR CURRENT PROPERTY, if applicable.

Our **MEDICAL FOOTPRINT** in WNY includes working with and developing the following:

Pediatric & Adolescent Urgent Care

University Pediatric Dentistry

Williamsville Pediatric Center

Omni Pain & Wellness Center

Lakeshore Primary Care Associates

Sheehan Health Network - Medical Home

ECMC Capital Projects Renovations

Brain & Spine Center

Windsong Radiology Group, PC



Demos-at-a-Glance 5 Mile Radius

Population Growth Trends

2000	2010	2015
184,192	180,114	176,742

Average Household Income

2000	2010	2015
\$64,388	\$78,518	\$91,518

Median Age

2000	2010	2015
39.8	42.9	43.4

Source: CCIM, October 2011

We also own, operate and property manage skilled nursing facilities, inpatient & outpatient rehabilitation centers and an institutional pharmacy in NYS.

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