

BIG LOTS SHOPPING CENTER

1980 Ridge Rd
West Seneca, NY 14224



PROPERTY DESCRIPTION

Pad space on Ridge Road available for lease. Ideal traffic patterns, middle income demographics, dense and loyal population base. Co-Anchored by Big Lots and ALDI. Very attractive visibility from both Ridge Road and Orchard Park Road. Pad opportunity has cross parking within the large lot. Strategic location near Ridge Road retail/commerce. The plaza is located on the AM side of Ridge Road. Visibility is excellent from both directions along Ridge Road. Access is via the signalized entrance/exit to the plaza.

LOCATION DESCRIPTION

West Seneca is a southwestern suburb of Buffalo, located between Cheektowaga and Orchard Park. The retail and restaurant focal point for West Seneca is Southgate Plaza. Southgate Plaza is a 550,000-square-foot plaza anchored by The Market in the Square, Dollar Tree, Bath & Body Works, AT&T, Game Stop, GNC, Kay Jewelers, Sally Beauty, and Applebee's. A secondary focal point is the Ridge Road/Orchard Park Road area in the vicinity of I-90. Retailers in this area include Home Depot, Wegmans, Tops Markets, Office Max, and Planet Fitness. The two main thoroughfares in West Seneca are I-90 (the New York State Thruway) and Route 400 (the Aurora Expressway), both of which are limited access highways. Major employers in the area include numerous smaller manufacturing companies on the western edge of the trade area adjacent to the railroad tracks.

PROPERTY HIGHLIGHTS

- Signalized Entrance
- Pylon Signage
- Dedicated Turn Lane
- Close proximity to multiple highways
- Excellent Visibility
- Pad Site for Ground Lease



Brian Donovan
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LEASE INFORMATION

Lease Type:	Ground	Lease Term:	Negotiable
Total Space:	6,000 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Pad Site	Available	6,000 SF	Ground Lease	Negotiable	-



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