

# SENECA RIDGE PLAZA

3531 Seneca Street  
West Seneca, NY 14224



## PROPERTY DESCRIPTION

The available space is a former Goodwill, situated in a great neighborhood shopping center located on a busy street with an ADT of nearly 22,000. Easy access with a traffic light at the entrance. Planet Fitness and Dollar General are strong anchors and drive traffic to this plaza. Diverse tenant mix brings a variety of customers providing a steady flow at all hours of the day.

## LOCATION DESCRIPTION

A great neighborhood shopping center located on a busy street with an ADT of nearly 22,000. Easy access with a traffic light at the entrance. Planet Fitness and Dollar General are strong anchors and drive traffic to this plaza. A diverse tenant mix brings a variety of customers, providing a steady flow at all hours of the day. Multiple grocers in the area enhance the neighborhood feel of the area, and close proximity to I-90 allows for easy access from the surrounding neighborhoods.

## PROPERTY HIGHLIGHTS

- ADT of 21,998 on Seneca Street
- Signalized entrance
- Diverse tenant base provides steady flow of customers
- Well maintained property, landlord installed a new facade in 2018

SPACES	LEASE RATE	SIZE (SF)
Former Zoom Tan	Negotiable	1,803
Former Goodwill	Negotiable	9,706



**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934





# SENECA RIDGE PLAZA

3531 Seneca Street  
West Seneca, NY 14224



Brian Donovan  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934





# SENECA RIDGE PLAZA

3531 Seneca Street  
West Seneca, NY 14224



Strong local and national co-tenants around the available Former Goodwill space



**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934



# SENECA RIDGE PLAZA

3531 Seneca Street  
West Seneca, NY 14224



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	9,706 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Former Goodwill	Available	9,706 SF	NNN	Negotiable	-



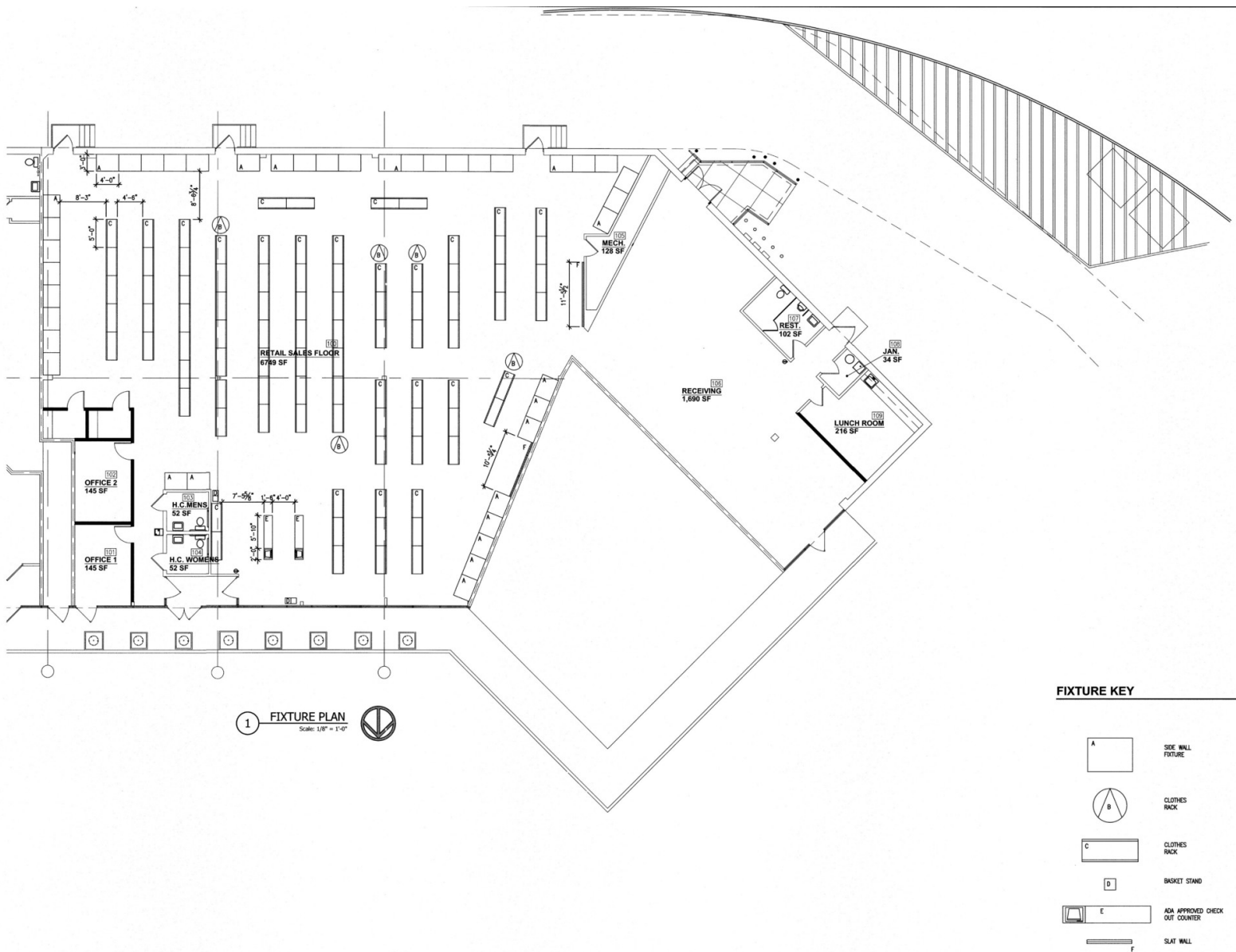
**Brian Donovan**  
716.998.2943 | brian@donovanres.com  
460 East Ave, Rochester, NY 14607  
www.donovanres.com  
NY #10491202934





# SENECA RIDGE PLAZA

3531 Seneca Street  
West Seneca, NY 14224



Suite 11 - Former Goodwill



**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934





# SENECA RIDGE PLAZA

3531 Seneca Street  
West Seneca, NY 14224



Brian Donovan  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934



# SENECA RIDGE PLAZA

3531 Seneca Street  
West Seneca, NY 14224



**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934





# SENECA RIDGE PLAZA

3531 Seneca Street  
West Seneca, NY 14224



DEMOGRAPHICS	1 mi	2 mi	3 mi	10 mi
<b>Population</b>				
<b>2022 Estimated Population</b>	<b>6,198</b>	<b>34,239</b>	<b>84,410</b>	<b>110,377</b>
2027 Projected Population	6,129	33,772	83,265	108,883
2020 Census Population	6,244	34,680	85,232	111,359
2010 Census Population	5,967	33,450	81,520	106,571
<b>2022 Median Age</b>	<b>48.0</b>	<b>44.8</b>	<b>42.9</b>	<b>42.8</b>
<b>Households</b>				
2022 Estimated Households	2,836	15,095	36,796	48,245
2027 Projected Households	2,833	15,044	36,676	48,096
2020 Census Households	2,844	15,267	37,141	48,677
2010 Census Households	2,716	14,602	35,512	46,524
<b>Race and Ethnicity</b>				
2022 Estimated White	89.1%	89.1%	85.5%	84.3%
2022 Estimated Black or African American	3.6%	3.4%	5.2%	5.8%
2022 Estimated Asian or Pacific Islander	1.1%	1.2%	1.6%	1.7%
2022 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.4%	0.4%
2022 Estimated Other Races	6.0%	6.1%	7.4%	7.8%
2022 Estimated Hispanic	5.8%	4.9%	6.4%	6.8%
<b>Income</b>				
2022 Estimated Average Household Income	\$84,028	\$79,407	\$73,004	\$71,630
<b>2022 Estimated Median Household Income</b>	<b>\$71,424</b>	<b>\$69,040</b>	<b>\$65,912</b>	<b>\$63,501</b>
2022 Estimated Per Capita Income	\$38,758	\$35,101	\$31,921	\$31,401
<b>Education (Age 25+)</b>				
2022 Estimated High School Graduate	30.4%	30.5%	31.0%	31.6%
2022 Estimated Some College	19.5%	17.8%	18.3%	18.3%
2022 Estimated Associates Degree Only	16.0%	16.3%	15.3%	15.0%
2022 Estimated Bachelors Degree Only	18.9%	18.5%	18.3%	17.7%
2022 Estimated Graduate Degree	9.4%	10.5%	9.8%	9.5%
<b>2022 Estimated College Educated</b>	<b>63.8%</b>	<b>63.1%</b>	<b>61.7%</b>	<b>60.5%</b>
<b>Business</b>				
2022 Estimated Total Businesses	411	1,004	2,241	3,149
<b>2022 Estimated Total Employees</b>	<b>4,954</b>	<b>10,329</b>	<b>29,201</b>	<b>46,114</b>
2022 Estimated Employee Population per Business	12.1	10.3	13.0	14.6
2022 Estimated Residential Population per Business	15.1	34.1	37.7	35.1



**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934

