

GROUND LEASE/BUILD TO SUIT

1465-1471 Union Road
West Seneca, NY 14224



PROPERTY DESCRIPTION

Prime Build-to-Suit Opportunity with Ground Lease Available at the highly desirable corner of Union and Center. This exceptional location is a haven for QSR (Quick Service Restaurant) concepts, strategically positioned near the bustling Aurora Expressway, guaranteeing unrivaled visibility. Access to this property is effortlessly facilitated through two convenient entrances and exits: Union Road & Center Road, ensuring maximum convenience for customers and staff alike.

LOCATION DESCRIPTION

This site is a corner lot at the signalized intersection of Union Road and Center Road. This site is 1/8th of a mile south of Route 400/Aurora Expressway, a limited access highway. The site has excellent visibility from both Union and Center Roads, and is on the AM side of both roads.

This site is in West Seneca, a southwestern suburb of Buffalo, located between Cheektowaga and Orchard Park. The site is 3/4 mile north of Southgate Plaza. Southgate Plaza is a 550,000 SF plaza anchored by The Market in the Square, Dollar Tree, Bath & Body Works, 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. Major employers in the areas include: numerous smaller manufacturing companies on the western edge of the trade area adjacent to the railroad tracks. Additionally, many residents commute

PROPERTY HIGHLIGHTS

- Corner Lot
- Build to Suit/Ground Lease
- Excellent visibility
- Signalized intersection
- High traffic counts
- AM side of the road

SPACES	LEASE RATE	SIZE (SF)
Build to Suit/Ground Lease	Negotiable	43,560



Brian Donovan
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www.donovanres.com
NY #10491202934



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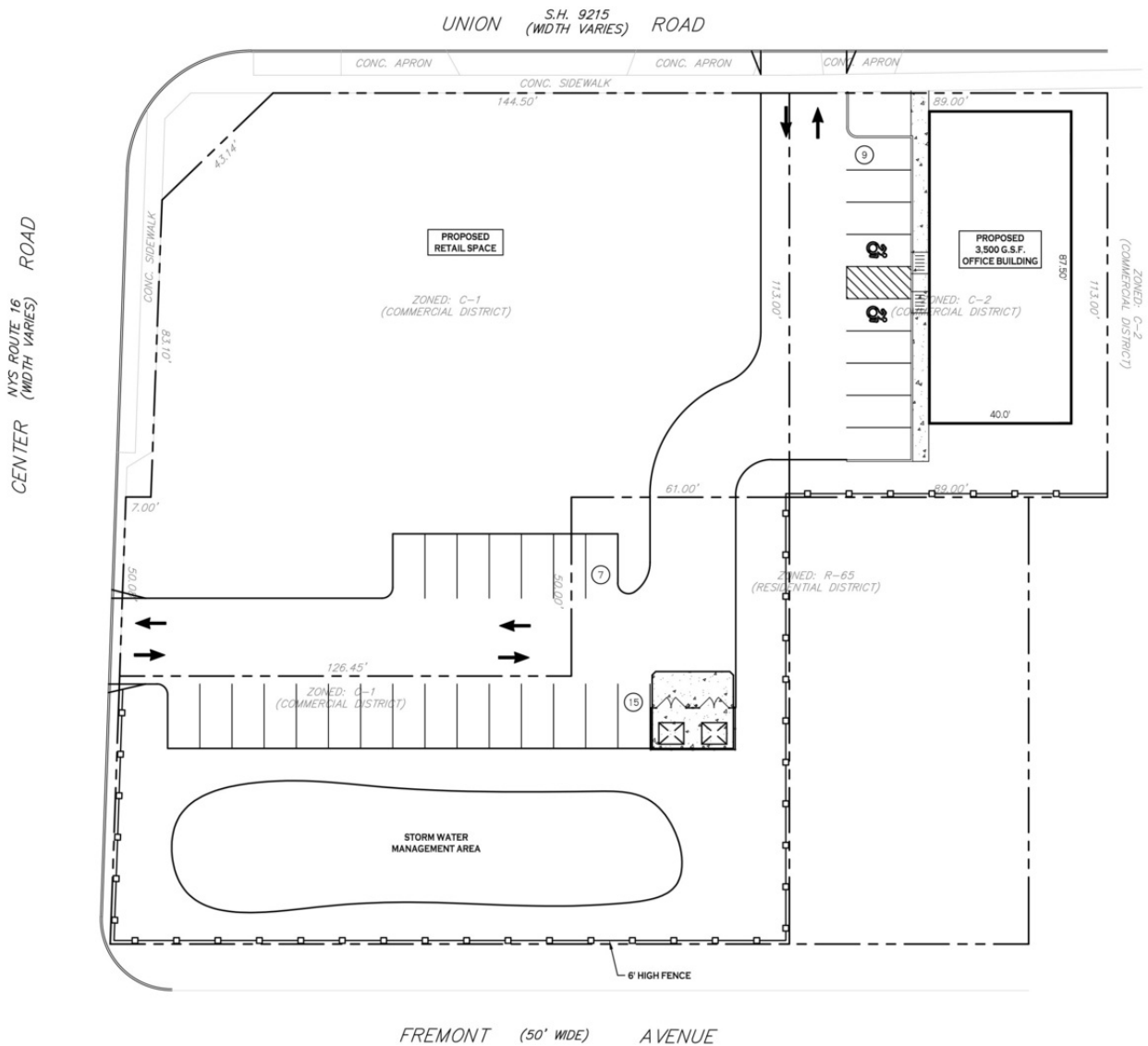


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N SITE PLAN

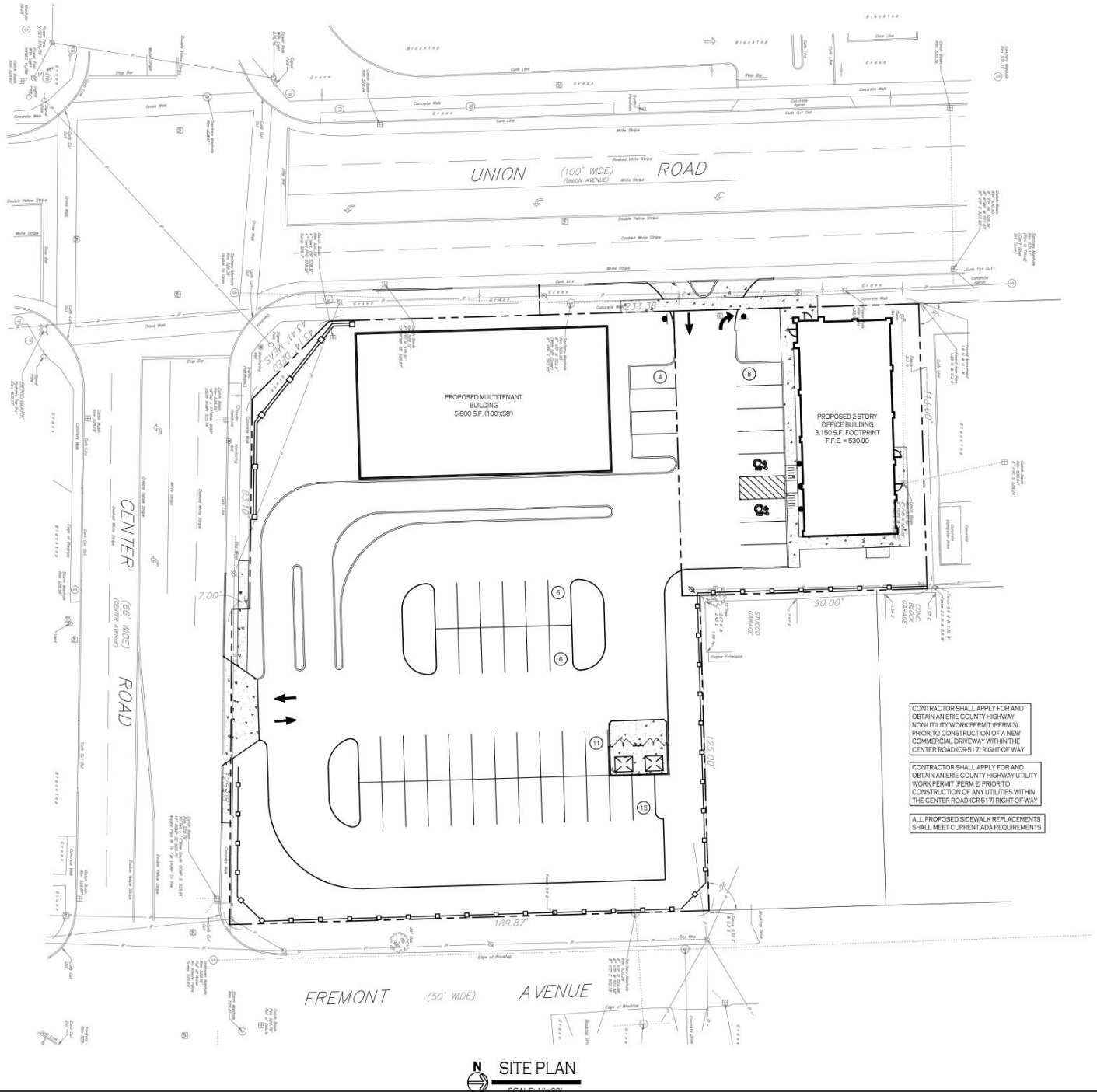


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N SITE PLAN
SCALE: 1/4\"/>

Concept site plan for a QSR tenant with a two-lane drive-thru



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Demographics	1 Mi.	2 Mi.	3 Mi.	10 Min.
Population				
2023 Estimated Population	7,819	27,820	74,491	121,791
2028 Projected Population	7,708	27,431	73,993	121,032
2020 Census Population	7,898	27,971	74,862	122,477
2010 Census Population	7,788	27,602	72,368	117,916
2023 Median Age	46.7	45.7	43.8	42.6
Households				
2023 Estimated Households	3,791	12,533	33,097	54,552
2028 Projected Households	3,741	12,354	32,808	54,126
2020 Census Households	3,782	12,446	32,856	54,131
2010 Census Households	3,647	12,066	31,344	51,741
Race and Ethnicity				
2023 Estimated White	92.2%	91.9%	89.7%	87.2%
2023 Estimated Black or African American	2.6%	3.1%	4.2%	5.9%
2023 Estimated Asian or Pacific Islander	1.2%	1.1%	1.4%	1.6%
2023 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%	0.3%
2023 Estimated Other Races	3.9%	3.8%	4.4%	5.1%
2023 Estimated Hispanic	3.9%	3.9%	4.3%	5.1%
Income				
2023 Estimated Average Household Income	\$87,686	\$98,070	\$95,158	\$89,870
2023 Estimated Median Household Income	\$67,316	\$76,849	\$73,554	\$68,835
2023 Estimated Per Capita Income	\$42,674	\$44,298	\$42,377	\$40,338
Education (Age 25+)				
2023 Estimated High School Graduate	27.4%	27.3%	29.0%	29.4%
2023 Estimated Some College	21.0%	19.8%	19.2%	19.3%
2023 Estimated Associates Degree Only	14.4%	14.8%	14.7%	14.1%
2023 Estimated Bachelors Degree Only	20.2%	21.4%	19.9%	18.7%
2023 Estimated Graduate Degree	12.2%	12.2%	11.5%	11.2%
2023 Estimated College Educated	0.678	0.682	0.653	0.633
Business				
2023 Estimated Total Businesses	303	943	1,827	3,187
2023 Estimated Total Employees	2,581	10,264	18,145	39,978
2023 Estimated Employee Population per Business	8.5	10.9	9.9	12.5
2023 Estimated Residential Population per Business	25.8	29.5	40.8	38.2



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