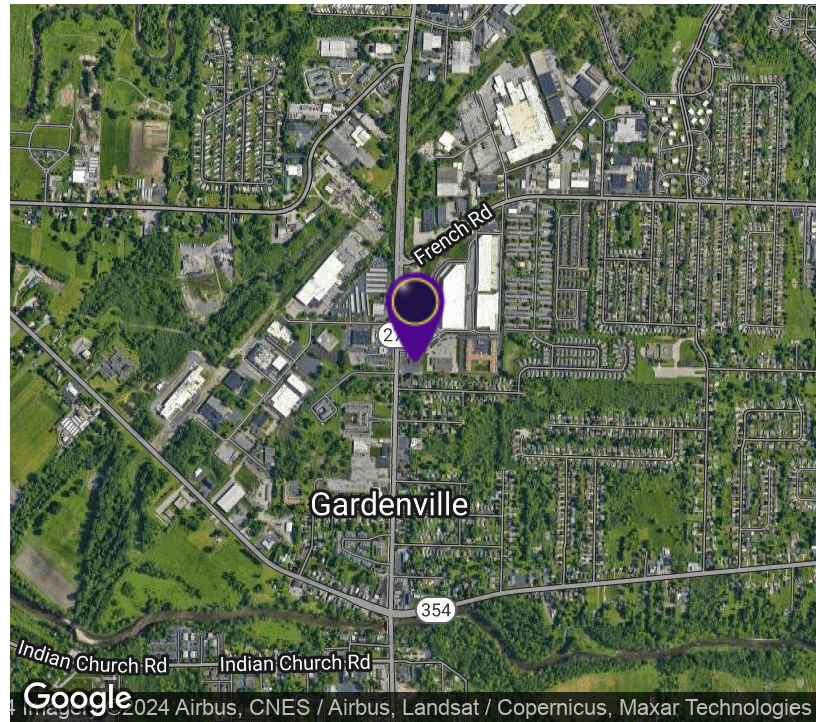


# 900 +/- SF Retail/Office Space

2339 Union Rd, West Seneca, NY 14224



## OFFERING SUMMARY

Available SF:	900 SF
Lease Rate:	\$1,500.00 per month (Gross)
Lot Size:	1.65 Acres
Year Built:	1990
Building Size:	5,578 SF
Zoning:	10 E03 298

## PROPERTY OVERVIEW

This space is great for a small office or retail location. The owner will do a full buildout to the tenants liking. Air conditioned, Plenty of parking, on a bus line Near the Galleria Mall and Buffalo Niagara International Airport. Also area in the parking lot that would be perfect for a kiosk for an ATM.

## LOCATION OVERVIEW

Located on Union Road near the 400 & I-90 Hwy, with great traffic count in a densely populated area. Near by businesses include Arby's, Galaxy Auto Place, Rose's Reiki & More, Dollar General, Sav-A-Lot, Olive Branch, Picasso's Pizza and Garden Village Plaza.

## PROPERTY HIGHLIGHTS

- Great central location in business district
- Plenty of Parking
- Build to Suit
- High Traffic Area
- Area space in the parking lot for a Kiosk



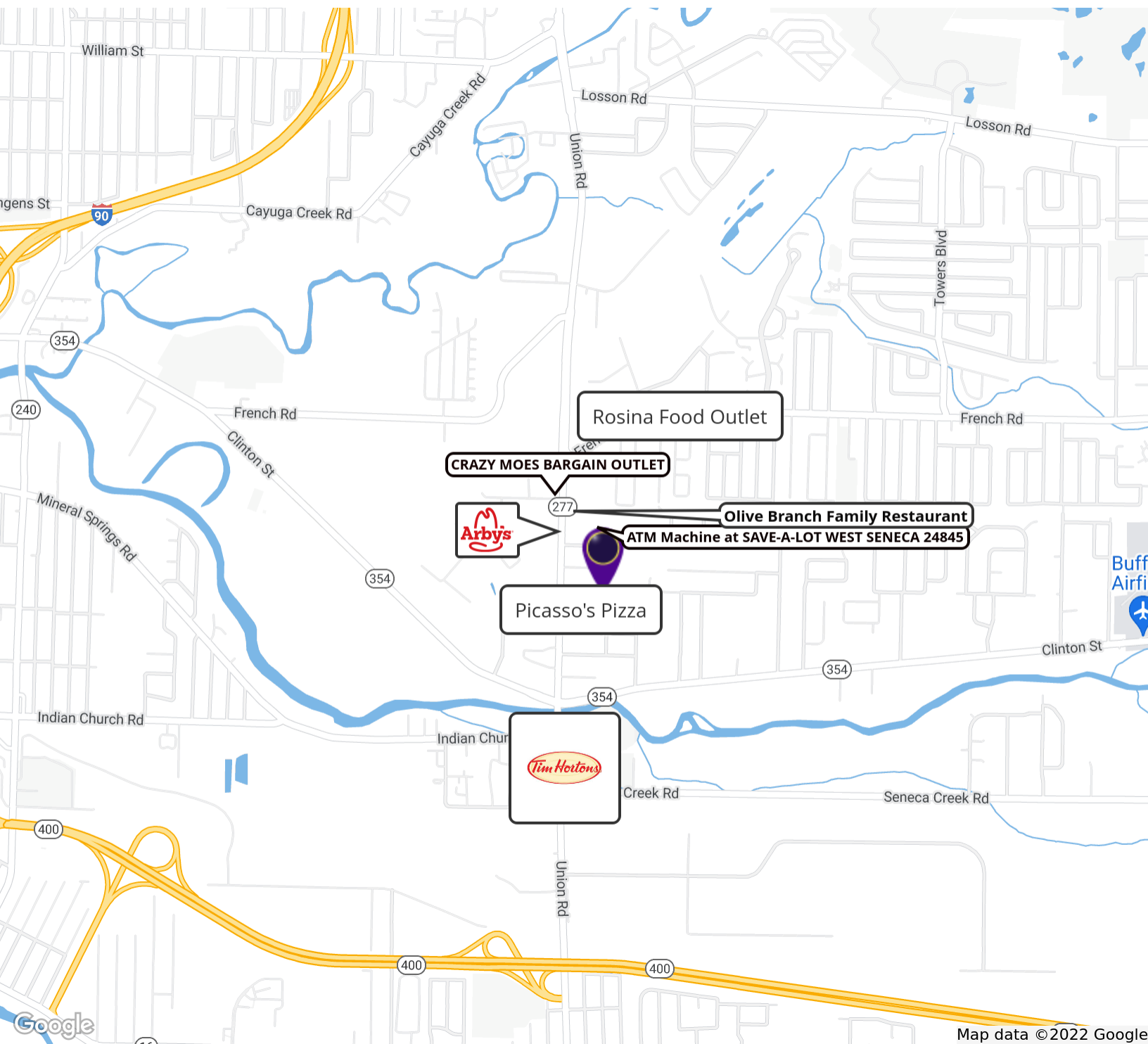
**RICK RECCKIO**  
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## LOCATION MAP

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,431	69,593	229,006
Average Age	44.7	44.8	41.8
Average Age (Male)	41.2	42.5	39.6
Average Age (Female)	47.1	47.2	44.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,202	30,297	97,757
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$58,749	\$57,287	\$54,848
Average House Value	\$117,338	\$120,143	\$117,262

\* Demographic data derived from 2020 ACS - US Census



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