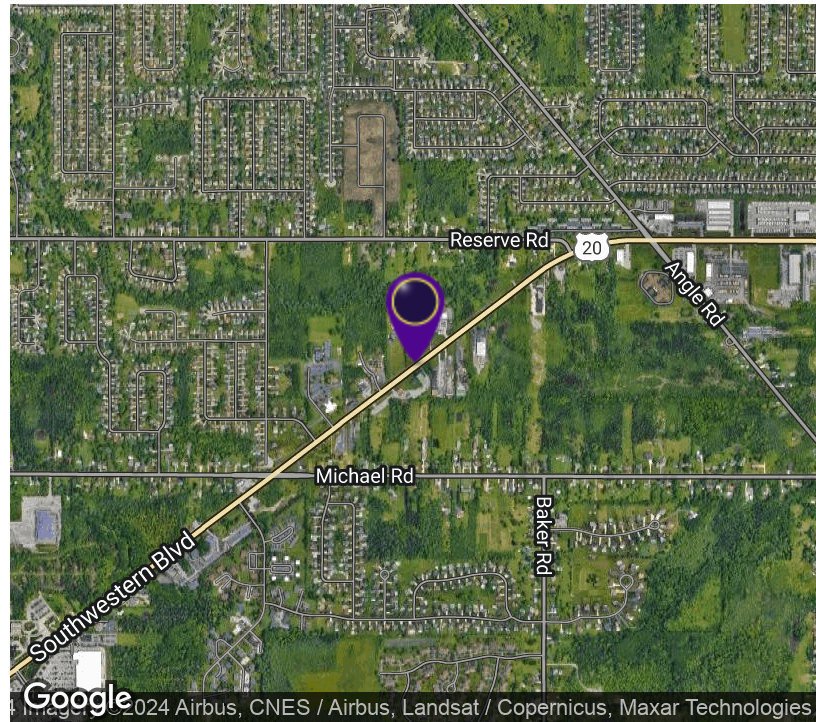


Commercial & Residential (Mixed Use) Land with 720+/- SF House 2890 Southwestern Blvd, Orchard Park, NY 14127



SALE PRICE

CALL FOR MORE DETAILS

OFFERING SUMMARY

Lot Size: 3.16 Acres

Zoning: Commercial & Residential (B2 & R3)

LOCATION OVERVIEW

Located on Southwestern Blvd between the Aurora Expressway (Rt. 400) and Pittsburgh-Buffalo Highway (Rt. 219). Just north of the major intersection of Southwestern Blvd and Orchard Park Rd. Minutes from many restaurants and shops such as Revolution Red Hair Salon, Custom Carpet Centers, Route 20 Fitness, Sensational Fun, Buffalo Cigars and Lock Master. Easy access to NYS Thruway I-90, Downtown Buffalo and all surrounding cities West Seneca, Hamburg, Lancaster, Depew, Cheektowaga, East Aurora, Lackawanna, Clarence and Amherst.

PROPERTY HIGHLIGHTS

- Excellent Location
- High Traffic Count 15,000+/- AADT
- 250' +/- Frontage
- 3.16+/- Acres
- No Wetlands
- 720+/- SF House Existing on site



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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

This dual-zoned parcel is located on Southwestern Blvd. and is ideal for any type of buyer. 3.16+/- acre parcel with 350'+/- of depth is zoned B2 Commercial and the rear 415'+/- of the property is zoned R3 Residential. The Orchard Park Wetlands Map shows there are no wetlands on the parcel. Currently, there is a 720+/- SF house with a 2-car detached garage and backup generator located at the front of the property at Southwestern Blvd. This is a 2 bedroom 1 bathroom house that could be easily updated, rented or occupied as is. Perfect for any buyer who is looking to develop the land and needs an office or place to live in the meantime. 250'+/- of frontage along Southwestern Blvd with excellent drive-by exposure and visibility with 15,000+/- Traffic Count Daily.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,879	17,849	56,638
Total Population	6,427	40,232	122,736
Average HH Income	\$92,724	\$90,048	\$79,562

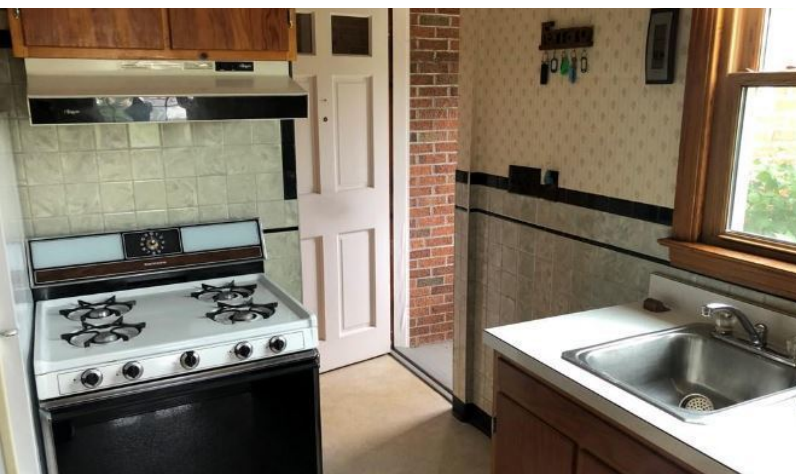


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ADDITIONAL PHOTOS

Commercial & Residential (Mixed Use) Land with 720+/- SF House
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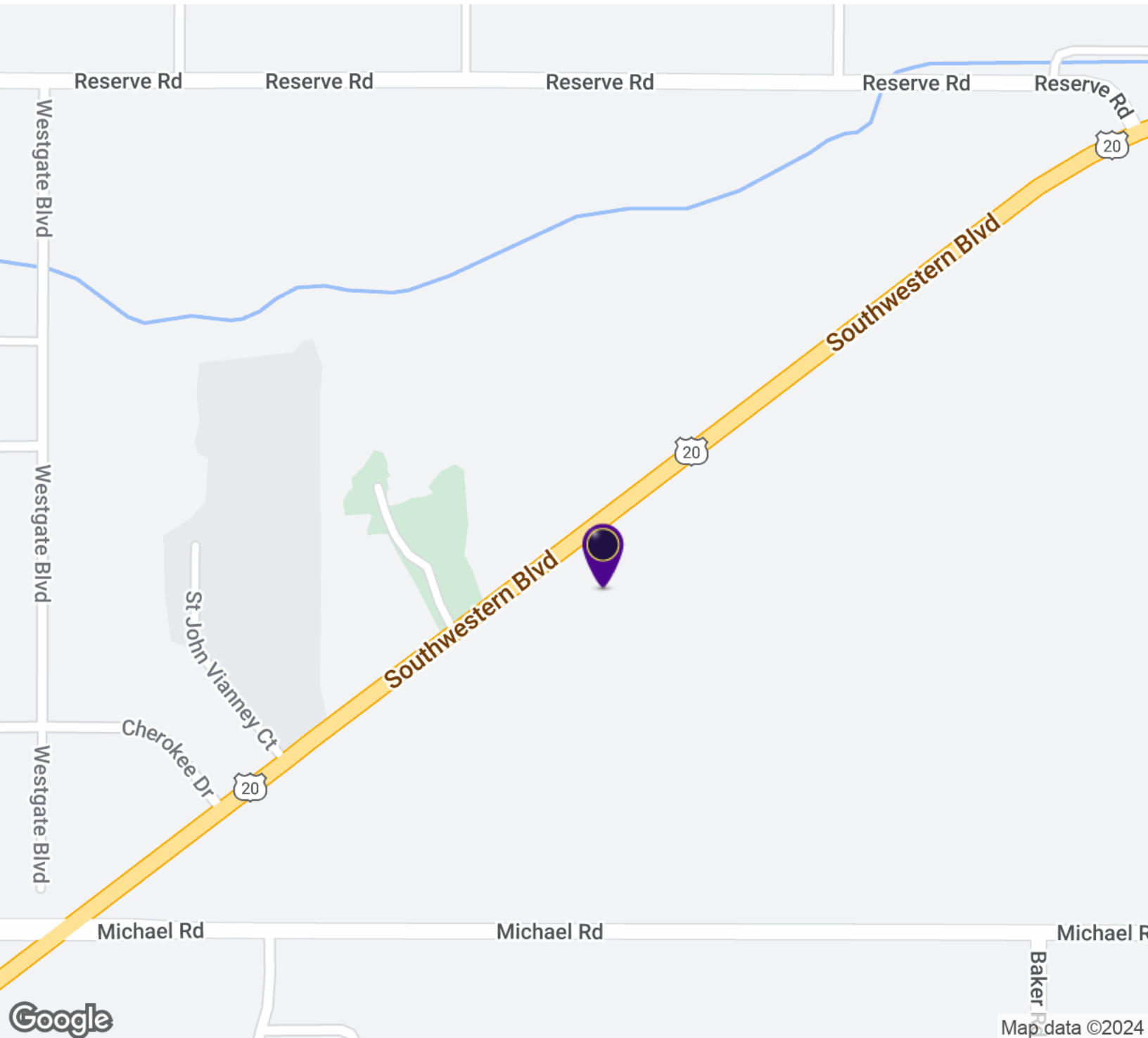
ADDITIONAL PHOTOS

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LOCATION MAP

Commercial & Residential (Mixed Use) Land with 720+/- SF House
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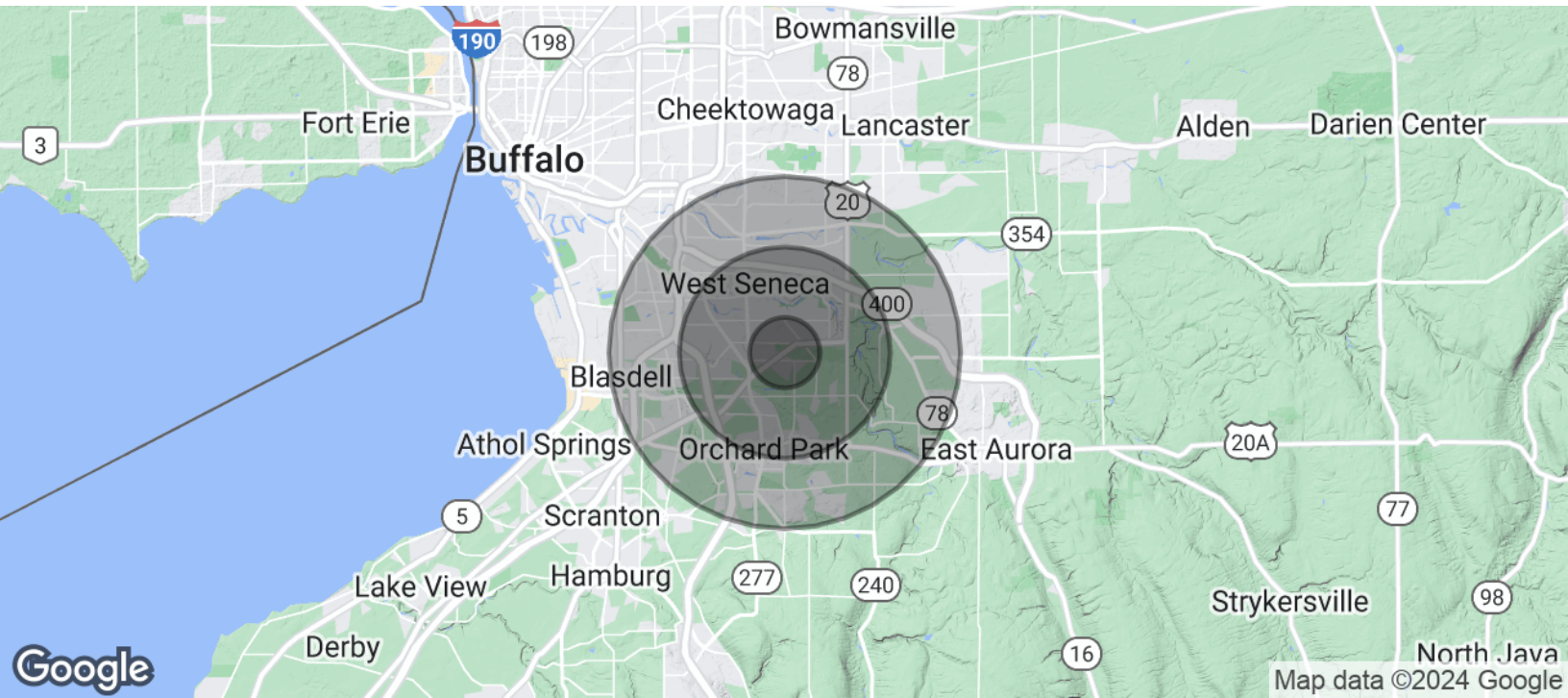


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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,427	40,232	122,736
Average Age	47.2	45.7	44.5
Average Age (Male)	46.1	44.6	43.4
Average Age (Female)	48.9	47.7	46.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,879	17,849	56,638
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$92,724	\$90,048	\$79,562
Average House Value	\$378,339	\$249,155	\$213,646

* Demographic data derived from 2020 ACS - US Census



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