

REDEVELOPMENT SITE

1985-1993 Ridge Road
West Seneca, NY 14224



LAND FOR LEASE



Brian Donovan
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NY #10491202934



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LOCATION DESCRIPTION

Available land sits at a signalized intersection across from the Big Lots shopping center, with Big Lots, ALDI, and Sherwin Williams as tenants. This site is located in West Seneca, a southwestern suburb of Buffalo, located between Cheektowaga and Orchard Park. With multiple grocers, West Seneca High School, and several medical offices all present, this is a strong Neighborhood trade area.

Retailers in this area include Home Depot, Wegmans, Tops Markets, Petco, Office Max, Dollar General, Delta Sonic, Wendy's, Burger King, Mighty Taco, 95 Nutrition, Pep Boys, Denny's, Tim Hortons, 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. Additional retailers in West Seneca include Dollar Tree, Bath & Body Works, AT&T, Game Stop, GNC, Kay Jewelers, Sally Beauty, and Applebee's.

PROPERTY DESCRIPTION

Ground lease or reverse build to suit. Site is located at a signalized entrance across from an ALDI/Big Lots anchored shopping center. With 150' of frontage, this is an ideal location for a QSR/Drive Thru restaurant concept, or a two-tenant building. Incredible visibility from the road in both direction, and easy access thanks to the traffic light.

PROPERTY HIGHLIGHTS

- Ground Lease
- Reverse Build to Suit
- Easy access and plenty of parking.
- Highly visible location at a major intersection, with 150' of frontage.

SPACES	LEASE RATE	SIZE (SF)
Commercial Land For Lease	Negotiable	52,272



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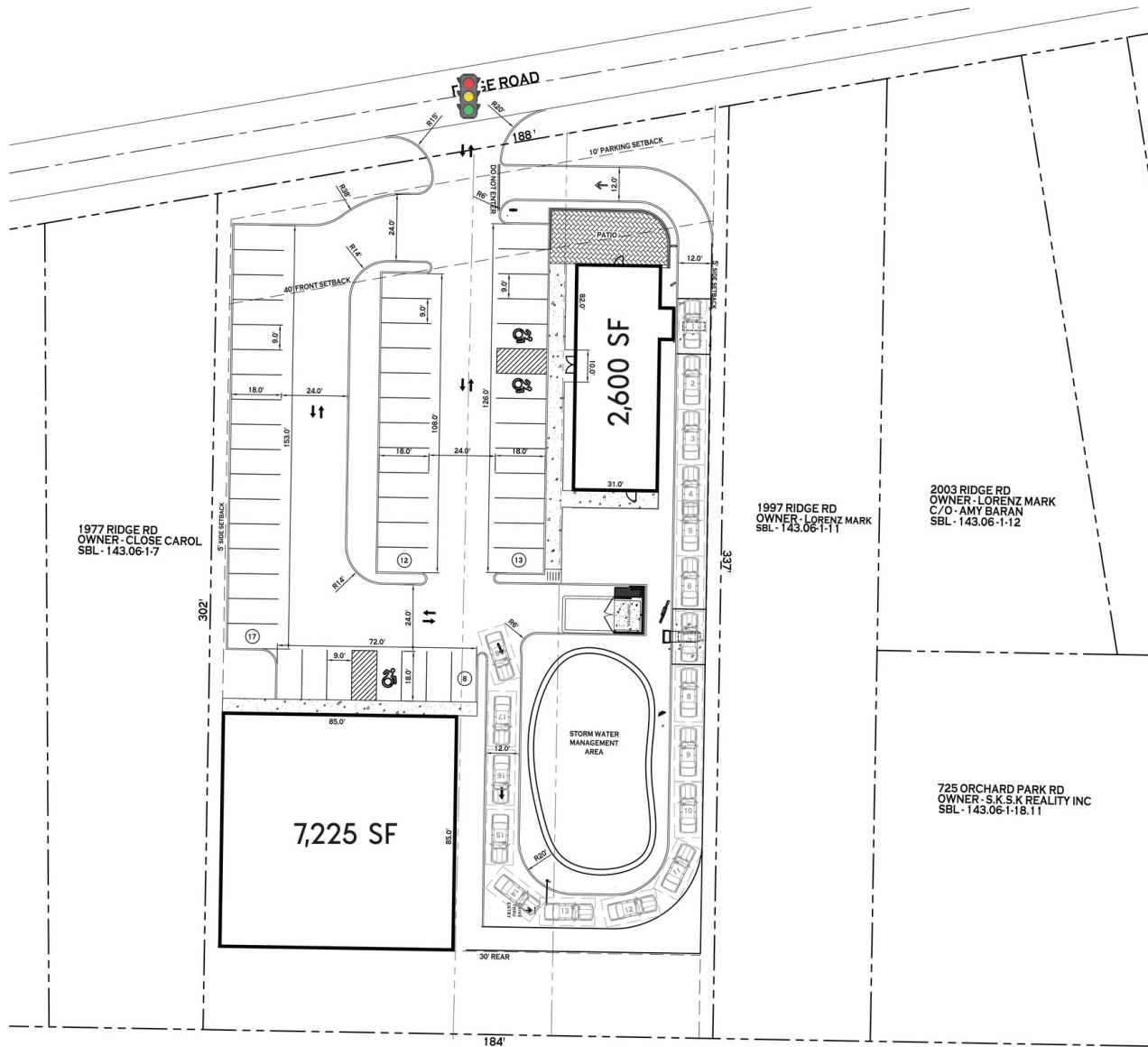
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SITE PLAN
SCALE: 1"=20'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS.
CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

Concept site plan for one QSR and one retail building



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PLACER.AI RESTAURANT RANKINGS 2022

Restaurants	Visits/Yr	Nation	Percentile	NY	Percentile	15 mi	Percentile
Denny's	214,900	123/1271	90	2/41	97	2/7	85
McDonald's	133,400	8768/12270	28	374/450	17	25/36	33
Wendy's	87,900	2520/5347	52	132/179	26	8/14	50
Might Taco	70,500	5/18	77	5/18	77	5/14	71
Jim's Steakout	49,900	2/6	83	2/6	83	2/6	83
Tim Hortons	43,500	181/417	56	96/163	41	46/86	47
Tim Hortons	41,300	198/417	52	104/163	36	50/85	42



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PLACER.AI RETAIL RANKINGS 2022

Retailers	Visits/Yr	Nation	Percentile	NY	Percentile	15 mi	Percentile
Wegmans	1,700,000	49/103	53	27/47	44	8/9	22
Tops	789,500	6/127	96	6/112	95	5/27	85
Delta Sonic	618,900	9/25	68	7/17	64	3/7	71
Planet Fitness	375,100	1113/1954	43	52/84	39	3/6	66
ALDI	342,600	222/2036	89	24/110	79	5/13	69
Dollar Tree	293,600	403/6819	94	36/267	86	1/21	100
Bath & Body Works	244,900	90/581	84	3/19	89	1/2	100
Petco	182,300	161/1244	87	15/53	73	1/3	100
Big Lots	177,400	419/1357	69	28/64	57	3/7	71
Plato's Closet	100,800	109/315	65	5/11	63	2/3	66
Dollar General	93,300	1868/16535	88	92/507	82	6/37	86
Supercuts	48,400	69/1306	94	3/57	96	1/11	100
Sherwin-Williams	23,900	630/2985	78	18/88	80	1/8	100
Mr. Tire	18,200	50/225	78	7/26	76	1/3	100
Goodyear	13,600	169/453	62	13/28	57	2/7	85



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DEMOGRAPHICS	1 MI	2 MI	3 MI	5 MIN
Population				
2022 Estimated Population	6,615	38,587	91,798	25,715
2027 Projected Population	6,573	38,282	90,636	25,594
2020 Census Population	6,698	39,004	92,346	25,915
2010 Census Population	6,457	37,379	87,967	24,953
2022 Median Age	45.4	42.8	40.8	43.3
Households				
2022 Estimated Households	3,030	17,082	40,323	11,468
2027 Projected Households	3,018	16,956	39,857	11,414
2020 Census Households	3,037	17,165	40,326	11,492
2010 Census Households	2,917	16,406	38,490	11,015
Race and Ethnicity				
2022 Estimated White	91.8%	90.8%	87.1%	91.6%
2022 Estimated Black or African American	2.9%	3.4%	5.3%	2.7%
2022 Estimated Asian or Pacific Islander	0.8%	0.9%	1.4%	0.9%
2022 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%	0.2%
2022 Estimated Other Races	4.3%	4.6%	5.9%	4.6%
2022 Estimated Hispanic	4.6%	4.6%	6.3%	4.5%
Income				
2022 Estimated Average Household Income	\$84,631	\$76,472	\$70,905	\$79,484
2022 Estimated Median Household Income	\$68,374	\$68,447	\$64,472	\$70,412
2022 Estimated Per Capita Income	\$38,988	\$33,953	\$31,239	\$35,552
Education (Age 25+)				
2022 Estimated High School Graduate	31.3%	29.6%	31.0%	29.8%
2022 Estimated Some College	17.9%	17.5%	17.6%	17.6%
2022 Estimated Associates Degree Only	15.1%	15.9%	15.1%	15.9%
2022 Estimated Bachelors Degree Only	19.6%	18.9%	18.6%	19.4%
2022 Estimated Graduate Degree	10.7%	11.2%	10.2%	11.1%
2022 Estimated College Educated	63.3%	63.5%	61.5%	64.0%
Business				
2022 Estimated Total Businesses	372	1,057	2,393	844
2022 Estimated Total Employees	4,624	10,906	31,692	8,818
2022 Estimated Employee Population per Business	12.4	10.3	13.2	10.5
2022 Estimated Residential Population per Business	17.8	36.5	38.4	30.5



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