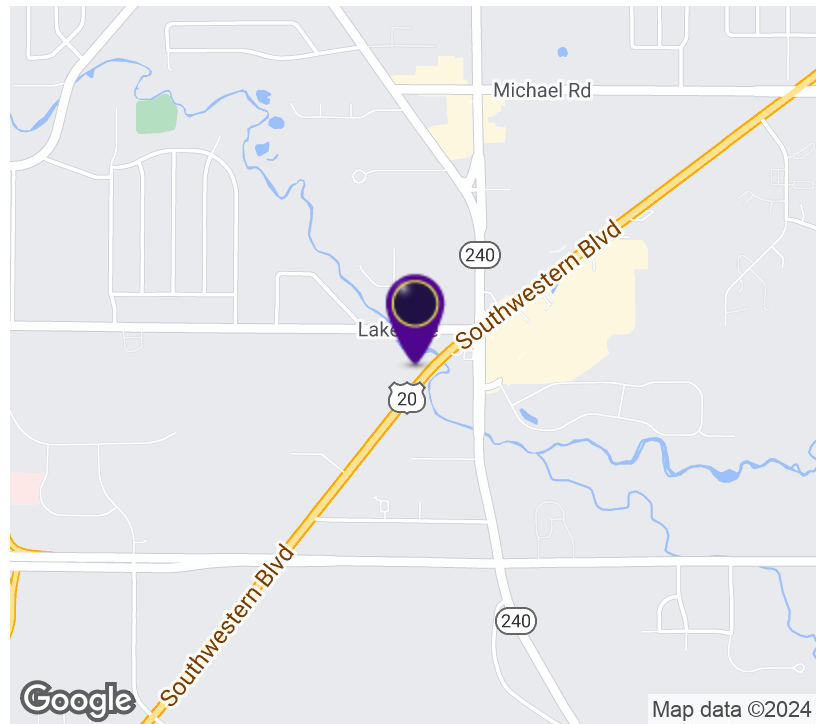


10,000+/- SF Retail Opportunity

3310 Southwestern Blvd, Orchard Park, NY 14127



OFFERING SUMMARY

Sale Price:	Call for More Details
Available SF:	10,000 SF
Lease Rate:	\$12.00 SF/month (NNN)
Lot Size:	2.34 Acres
Year Built:	1991
Building Size:	10,000 SF
Zoning:	T-Commercial

PROPERTY OVERVIEW

Orchard Park area retail opportunity now available for lease or sale. 10,000+/- SF building on a lot measuring approximately 2.34+/- acres. Highly visible retail location on Southwestern Boulevard, just southwest of Orchard Park Road. Features include ample parking, room for expansion, dense and affluent residential backup, excellent demographics and traffic counts, easy thruway, and expressway access. New roof, HVAC units, windows, drywall, entrance doors, parking lot and façade. Ideal for: auto parts, food store, dollar store, beverage-liquor store, medical-dental practice, general office. Property is listed in "As-Is" condition.



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PROPERTY SUMMARY

10,000+/- SF Retail Opportunity

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LOCATION DESCRIPTION

Located 1/4 mile south of the intersection of Southwestern Boulevard, Orchard Park Road, and Lake Avenue and the Crossroads Centre, a dominant center in one of the wealthiest suburbs of southeastern Buffalo, Orchard Park, and is well-known throughout the area as being the home to high-income residents. The property is located on Southwestern Boulevard (US Route 20), just 3.5 miles east of the New York State Thruway (I-90) and 12 miles southeast of downtown Buffalo. Within a five-mile radius of the Property, the population is approximately 125,000 and is expected to continue to grow. In addition other larger retailers such as Tops and Lowes, this area has a diverse a mix of national retailers such as Supercuts, The UPS Store, Moe's Southwest Grill, Wendy's/Tim Horton's, Target on Milestrip Road, as well as several local retailers.

PROPERTY HIGHLIGHTS

- Ideal Location
- Ample Parking
- Easy Thruway and Expressway Access
- Excellent Demographics and Traffic Counts
- Access Thru Adjoining Plaza
- Retail Opportunity
- 10,000 +/- SF building
- Lot: 2.34 +/- Acres
- Highly Visible
- Ample Parking
- Room for Expansion



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ADDITIONAL PHOTOS

10,000+/- SF Retail Opportunity

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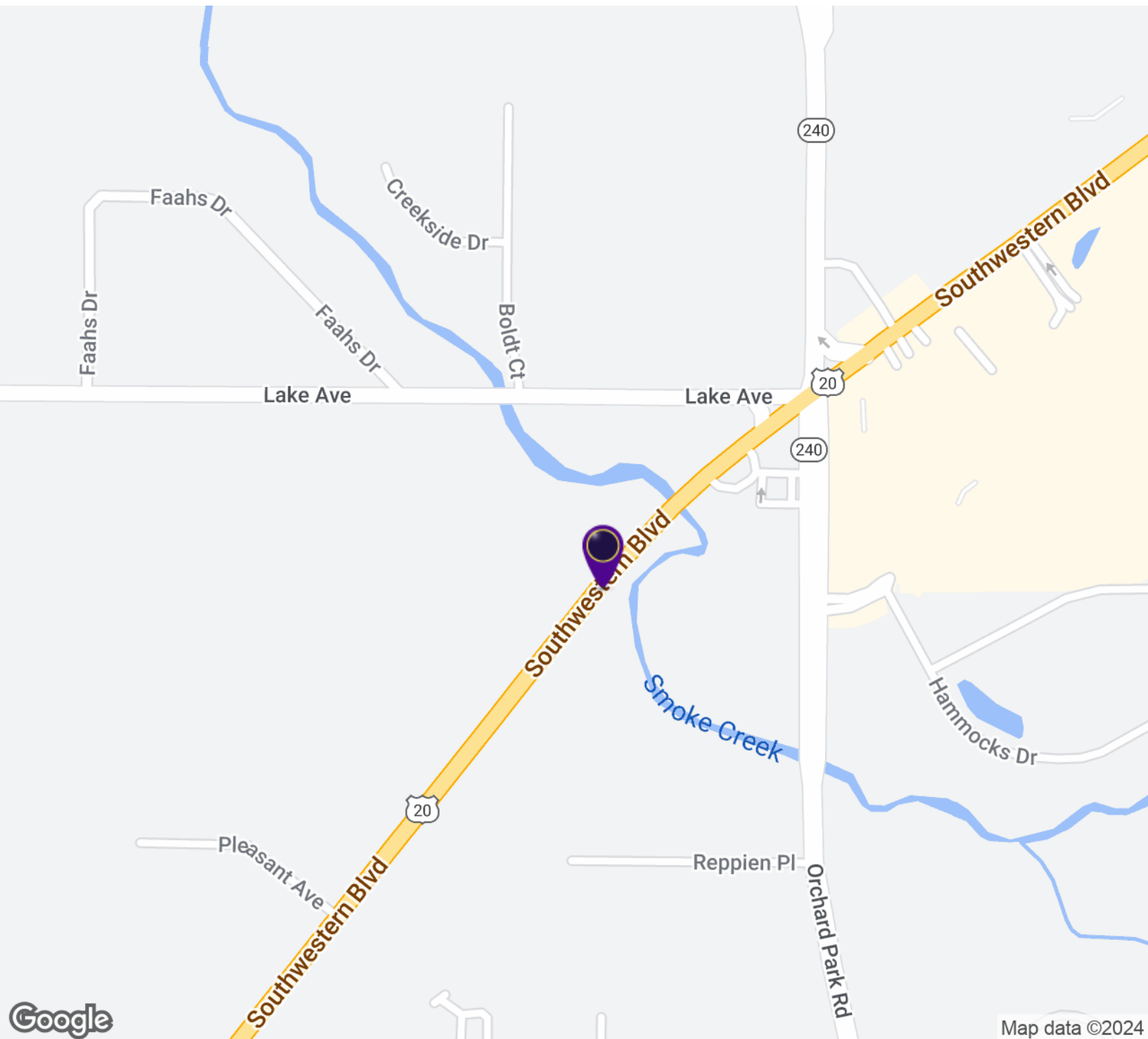
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LOCATION MAP

10,000+/- SF Retail Opportunity

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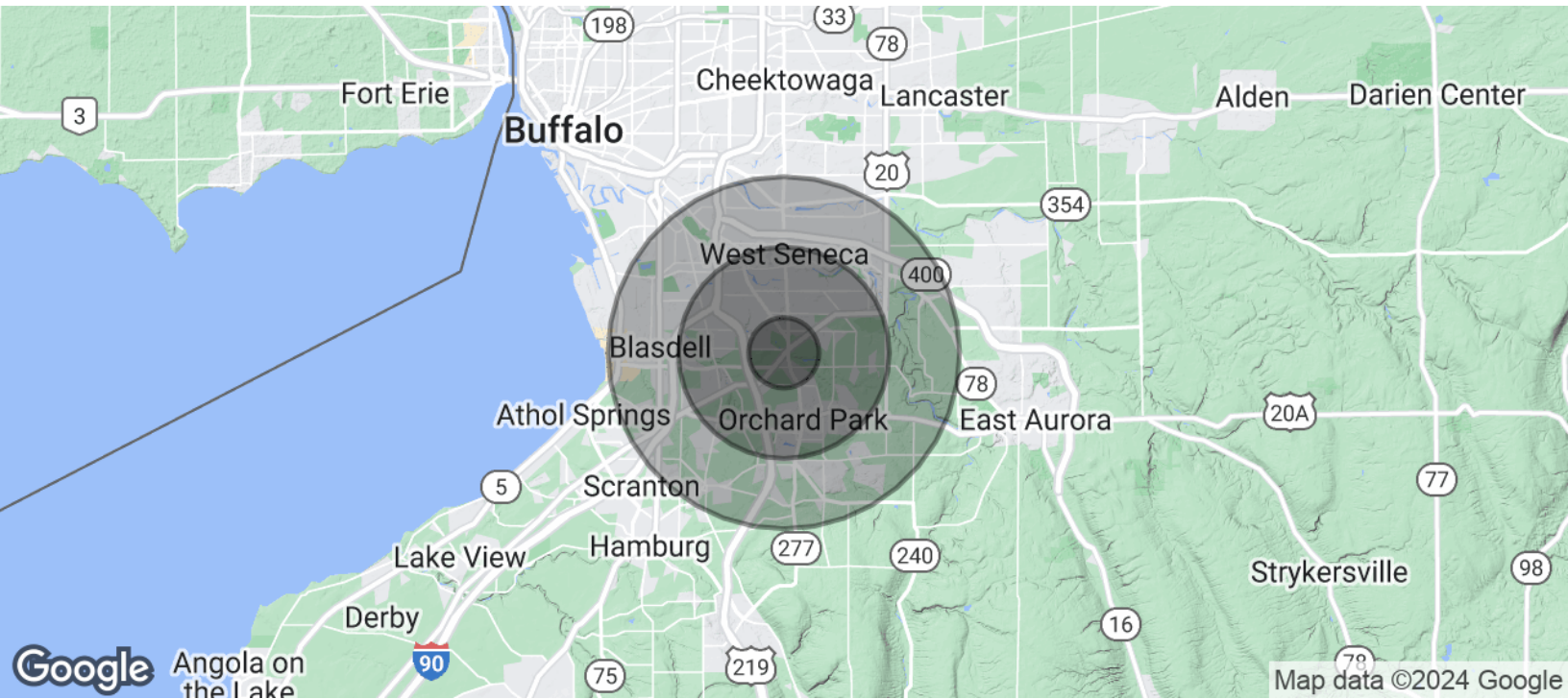


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,978	41,501	121,067
Average Age	45.9	44.5	43.3
Average Age (Male)	42.8	42.4	41.5
Average Age (Female)	48.3	46.4	45.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,645	17,099	50,857
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$74,881	\$74,513	\$67,596
Average House Value	\$261,155	\$181,129	\$153,999

2020 American Community Survey (ACS)



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