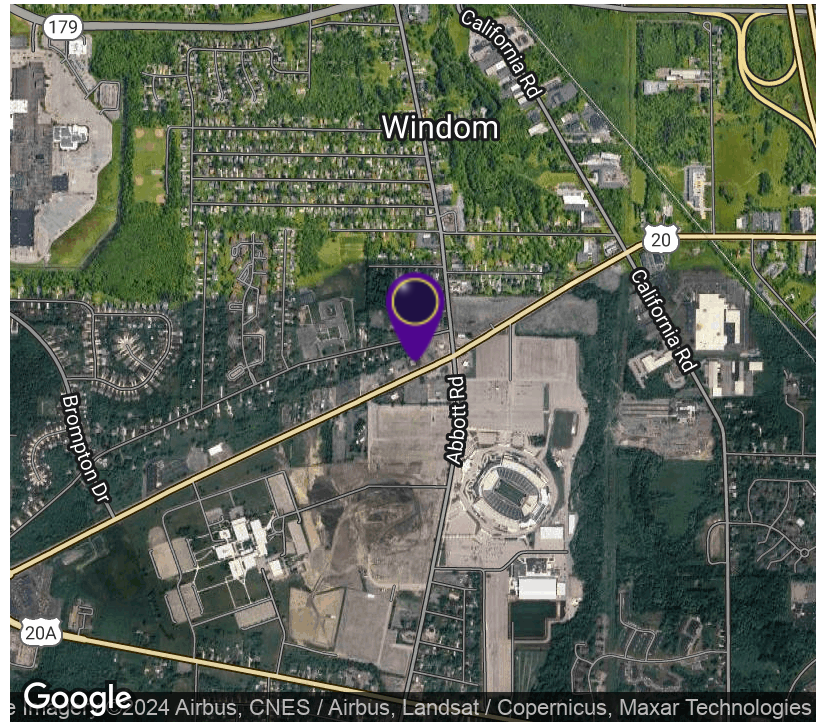


Ground lease or built to suit

3878 Southwestern Blvd, Orchard Park, NY 14127



OFFERING SUMMARY

Available SF: 7,000 SF

Lease Rate: \$18.00 SF/yr (Gross)

Lot Size: 0.7 Acres

Submarket: South

PROPERTY OVERVIEW

Located between Tim Horton's and Mobil Gas Station with Subway. Across from Ralph Wilson Stadium - home of the Buffalo Bills. Ground lease or built to suit. 1,000 sq ft. up to 7,000 square feet.

LOCATION OVERVIEW

Located between Abbott Road and McKinley Parkway. Minutes from the 219 Expressway and I-90 NYS Thruway.

PROPERTY HIGHLIGHTS

- Highly Visible
- Great Access
- Clear Land

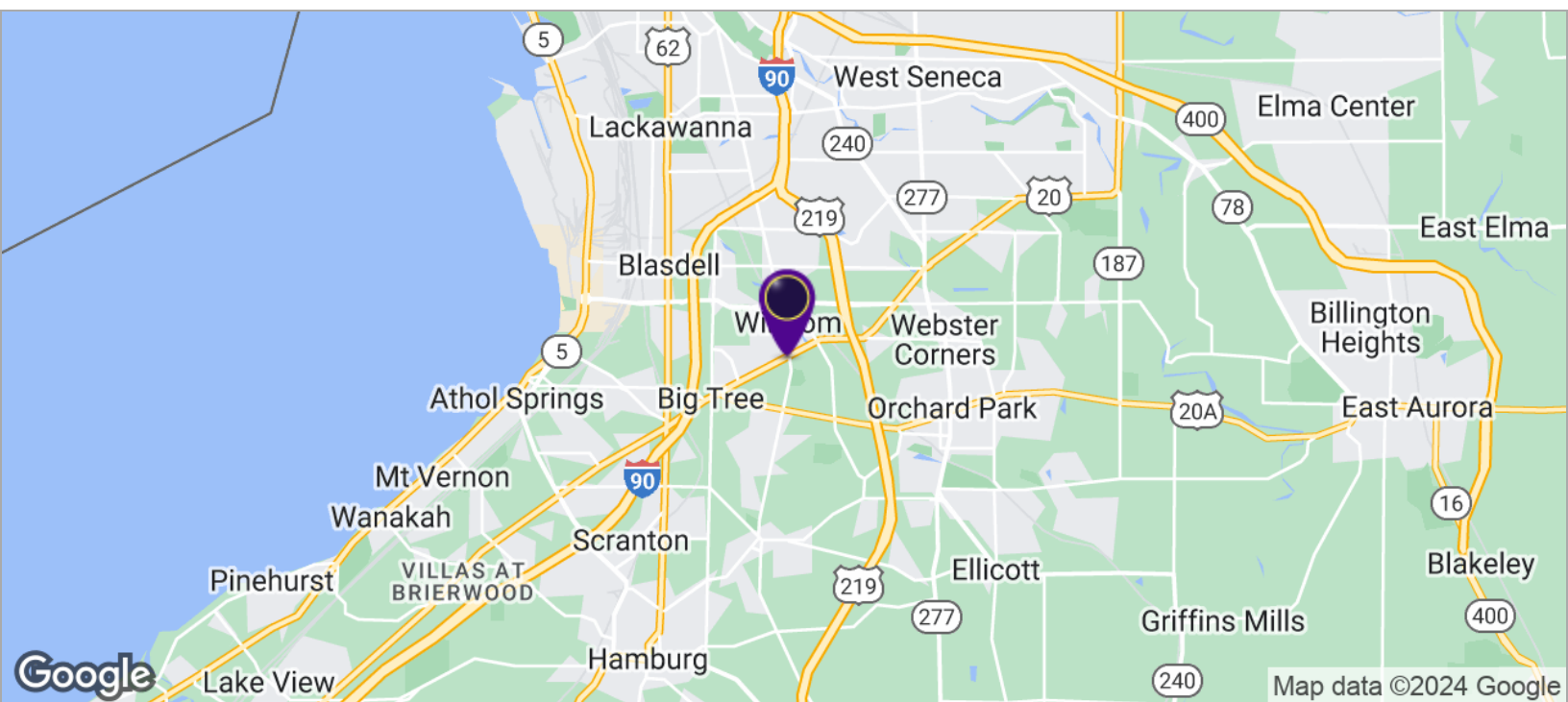
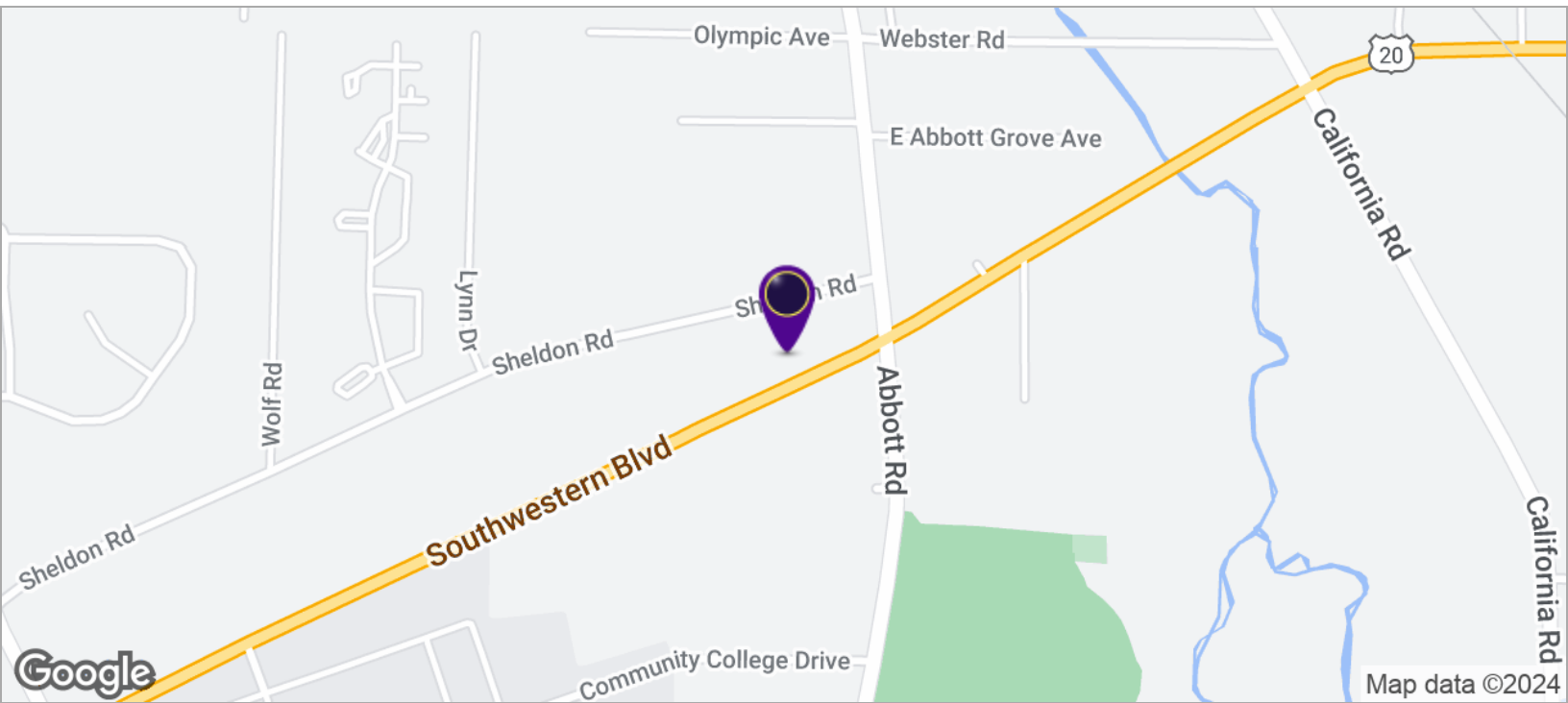


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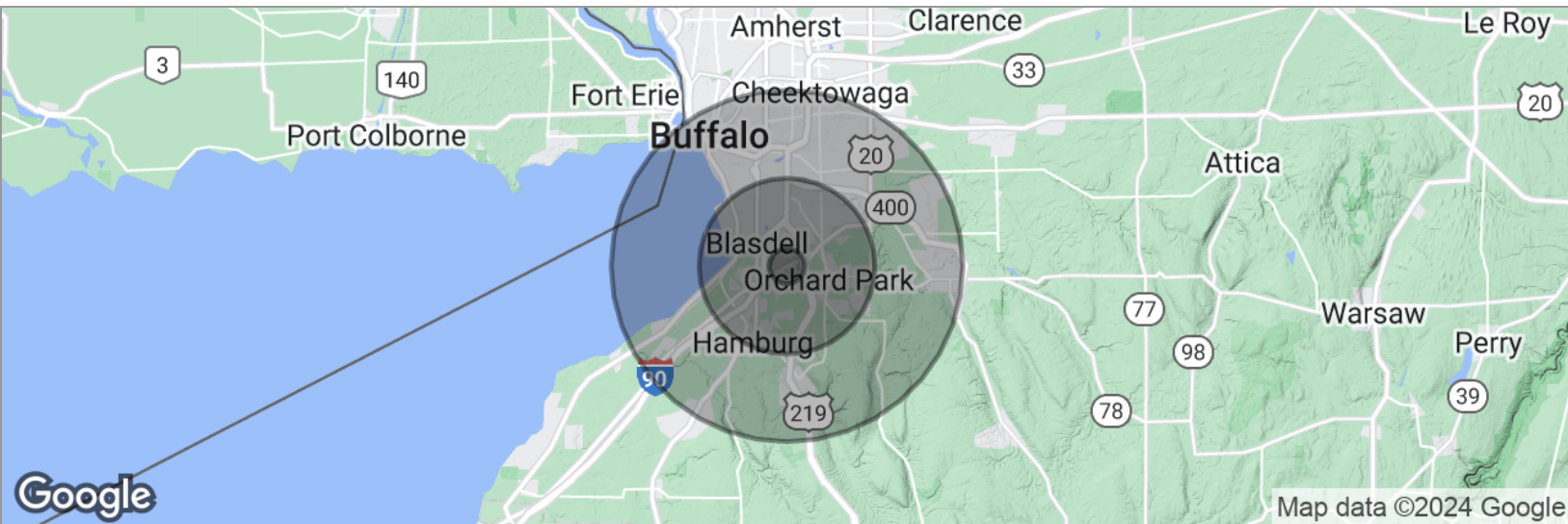


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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	4,144	132,987	413,995
Median age	43.6	42.2	41.0
Median age (Male)	40.8	40.3	38.9
Median age (Female)	45.2	44.1	43.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,845	56,320	174,496
# of persons per HH	2.2	2.4	2.4
Average HH income	\$61,402	\$62,173	\$57,511
Average house value	\$148,112	\$144,005	\$139,134

ETHNICITY (%)

	1 MILE	5 MILES	10 MILES
Hispanic	2.5%	3.5%	3.3%

RACE (%)

	1 MILE	5 MILES	10 MILES
White	96.5%	95.4%	82.1%
Black	1.6%	2.2%	14.2%
Asian	1.0%	0.5%	1.0%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.2%	0.3%
Other	0.1%	0.7%	0.9%

* Demographic data derived from 2020 ACS - US Census



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