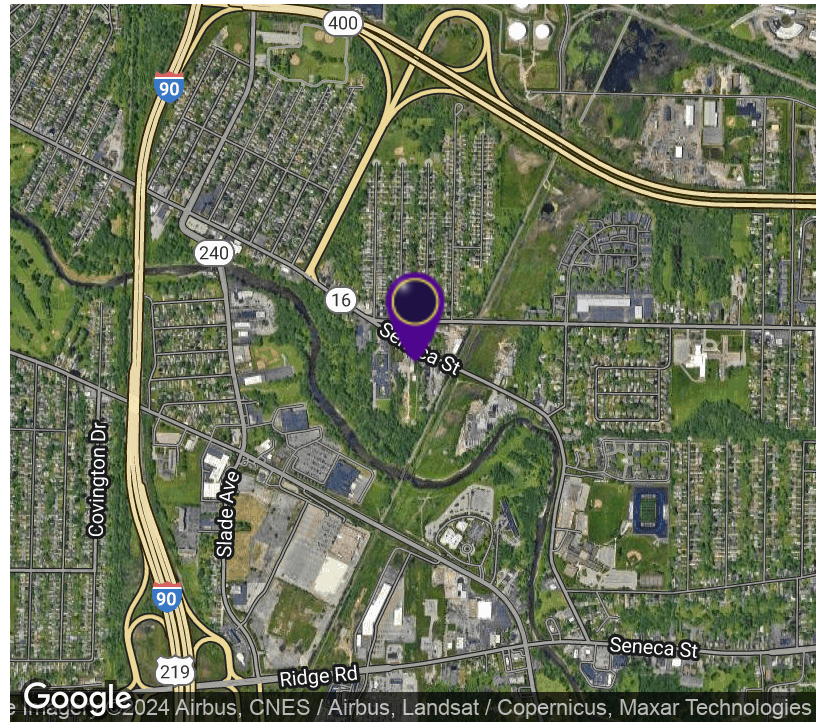


Retail/Office/Garage/Storage Space

3045 Seneca Street, West Seneca, NY 14224



OFFERING SUMMARY

Available SF: 3,100 - 6,700 +/- SF

Lease Rate: \$5,500.00 SF/month
(Gross)

Lot Size: 6.0 Acres

Year Built: 1963

Building Size: 6,700 SF

Zoning: Commercial

PROPERTY OVERVIEW

This 6,700 square foot property was formerly occupied by Buffalo Tractor. A retail building with a 3,100+/- square foot showroom and office space available for Lease and 4,600+/- square foot shop/garage/storage space with two 14' high garage doors, two garage bays, two offices, two bathrooms, and two parking areas; one fenced-in parking area with 40+/- parking spaces next to the building and a second area with 10 spaces in front of the building. Large fenced in parking area in the rear of building. Will divide space. Front & rear of the building can be leased separately

LOCATION OVERVIEW

Located just east of the 400 Expressway. It is in close proximity to a Wegman's, the Western New York Medical Park, the Shops at West Seneca, Planet Fitness, Home Depot, and the Buffalo Niagara Court Center. A great location with good visibility. 1/2 mile off the 400 Expressway Seneca St exit and minutes from the NYS Thruway I-90.

PROPERTY HIGHLIGHTS

- Close to the I-90 NYS Thruway and the 400 Expressway
- Includes a Retail Showroom with some office, garage, storage space
- Excellent Exposure 221' x 1,000' Lot Size
- Ample Parking, including some fenced in private parking behind building
- Great Location Reasonably priced

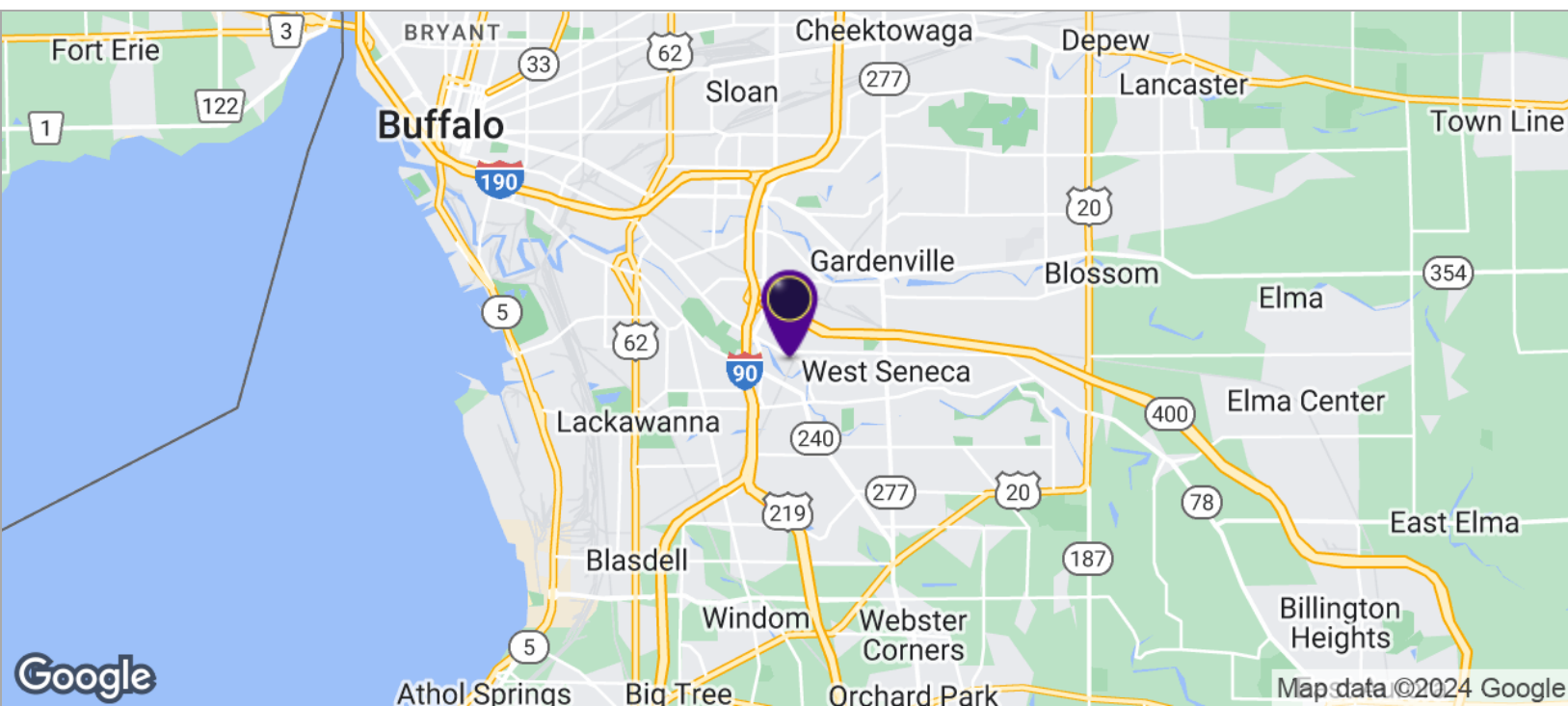
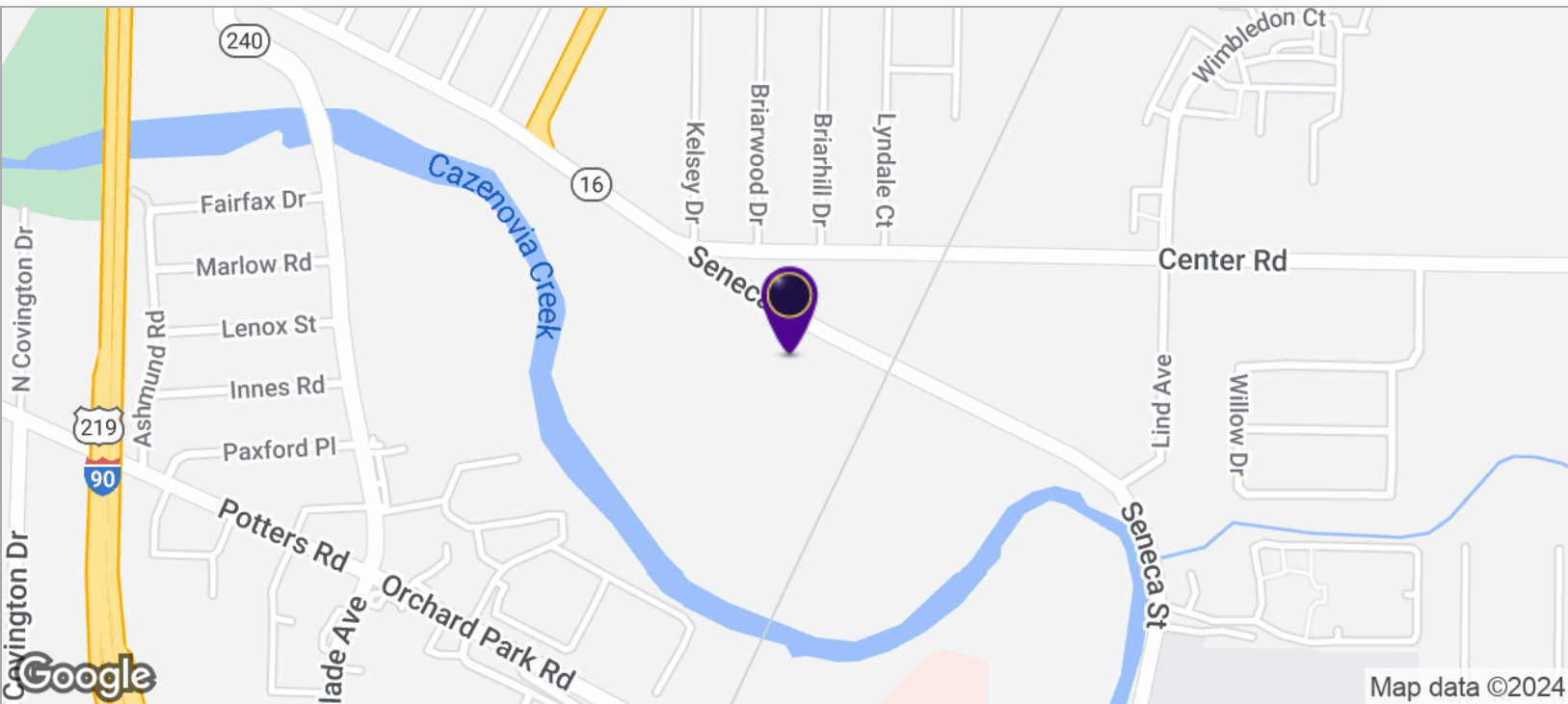


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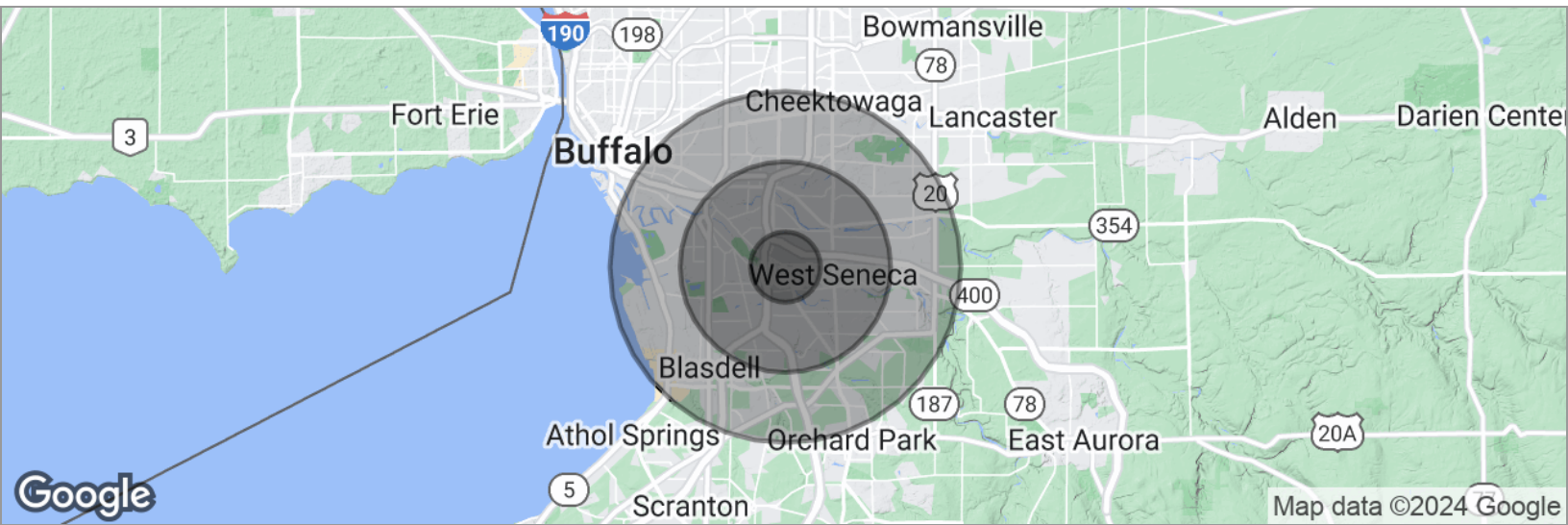


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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,611	95,097	213,160
Median age	41.6	41.3	41.7
Median age (Male)	39.7	39.3	39.7
Median age (Female)	45.2	43.7	44.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,314	40,799	91,986
# of persons per HH	2.3	2.3	2.3
Average HH income	\$54,986	\$53,801	\$52,778
Average house value	\$113,480	\$114,970	\$115,145

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	1.6%	3.6%	3.7%

RACE (%)

	1 MILE	3 MILES	5 MILES
White	97.0%	94.0%	90.9%
Black	0.1%	2.3%	5.2%
Asian	0.4%	0.7%	0.9%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.5%	0.5%	0.4%
Other	0.8%	0.9%	0.9%

* Demographic data derived from 2020 ACS - US Census



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