

# 6,400+/- SF Retail/Office Space

7570 Seneca St, East Aurora, NY 14052



## OFFERING SUMMARY

|                |           |
|----------------|-----------|
| Sale Price:    | \$549,900 |
| Lot Size:      | 1.3 Acres |
| Year Built:    | 1985      |
| Building Size: | 6,400 SF  |
| Zoning:        | COMM      |
| Price / SF:    | \$85.92   |

## PROPERTY OVERVIEW

Discover a versatile commercial property located on Seneca Street, one of East Aurora's most traveled corridors. This single-story building offers approximately 6,400+/- SF of adaptable space, ideal for Retail Showroom, Mixed-use Redevelopment, Wood Making Shop with Showroom. With a generous 1.3+/- acres lot, the property provides ample parking and room for future expansion. Public water, septic system, street signage and on building.

## LOCATION OVERVIEW

Minutes from Route 400 and East Aurora village amenities. Close to major employers and boutique shops. Easy access to Buffalo and Western New York markets.

## PROPERTY HIGHLIGHTS

- 6,400+/- SF Retail/Office Space
- 1.30+/- Acres
- Generous frontage (approx. 112ft) for signage
- Public water, Septic and standard utilities
- Convenient access to Buffalo metro area and Village of East Aurora



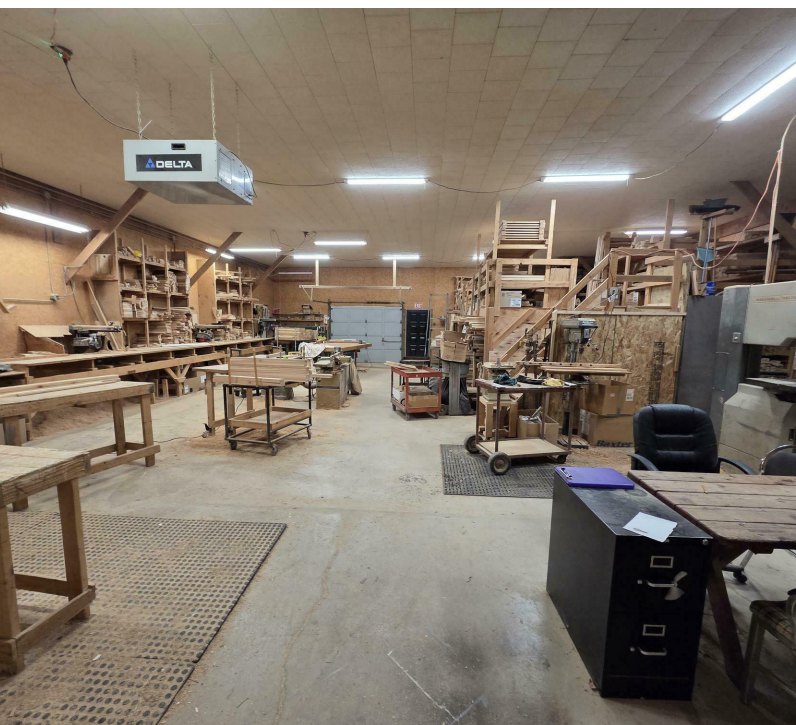
**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

ADDITIONAL PHOTOS

# 6,400+/- SF Retail/Office Space

7570 Seneca St, East Aurora, NY 14052



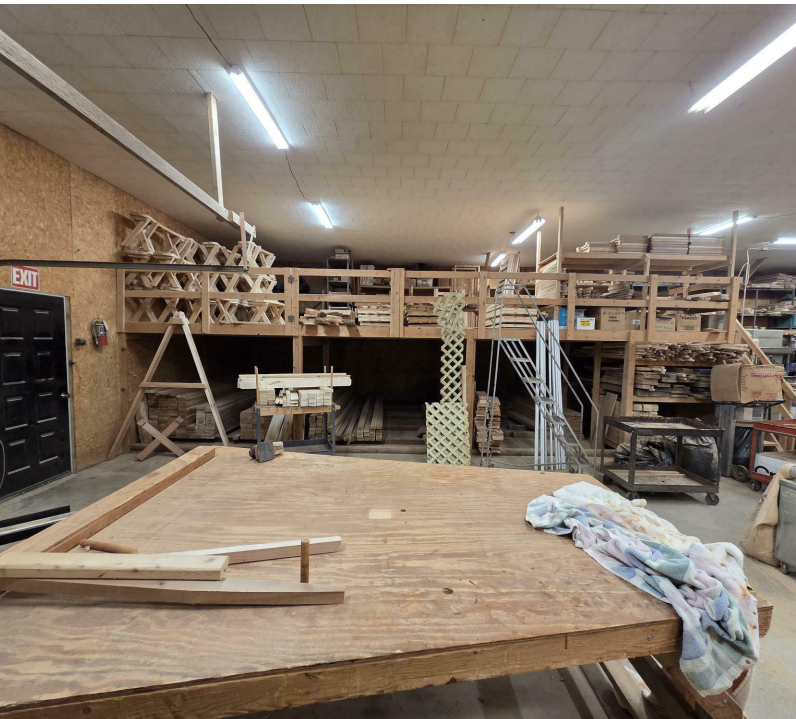
**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

ADDITIONAL PHOTOS

# 6,400+/- SF Retail/Office Space

7570 Seneca St, East Aurora, NY 14052



**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

**HANDCRAFTED SINCE 1978**

# FOX

## LAWN FURNITURE

CEDAR & REDWOOD FURNITURE

**NEW ITEMS ADDED!!!**

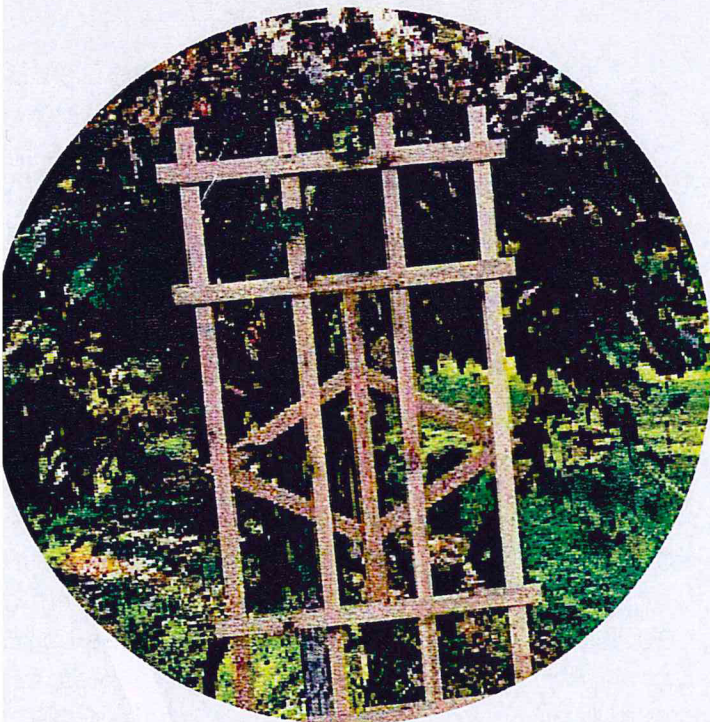
### Decorative Garden Bridge

| Style | Item#    | Price    |
|-------|----------|----------|
| 4 ft. | F120DGB4 | \$165.00 |
| 5 ft. | F120DGB5 | \$210.00 |



### Trellis

| Style          | Item# | Price   |
|----------------|-------|---------|
| 4 ft. Straight | F226S | \$32.00 |
| 4 ft. Fan      | F226F | \$32.00 |
| 5 ft. Straight | F212S | \$54.00 |
| 5 ft. Fan      | F212F | \$54.00 |
| 6 ft. Straight | F213S | \$65.00 |
| 6ft. Fan       | F213F | \$65.00 |



**American Made, Customizable Wood Furniture**  
7570 Seneca Street, East Aurora, New York |

**\*\*Prices subject to change**

**2025**

## Planters

| Style               | Item# | Price               |
|---------------------|-------|---------------------|
| Planter 6" Pot      | F205  | \$55.00             |
| Planter 8" Pot      | F206  | \$69.00             |
| Planter 10" Pot     | F207  | \$79.00             |
| Hexagon Planter 14" | F208  | \$89.00             |
| Hexagon Planter 21" | F209  | \$169.00            |
| Planter 18" Square  | F115  | \$153.00            |
| **MAKE IT A BENCH   | F115B | \$20.00 per sq. ft. |
| Window Box          | FWBOX | \$19.00 per sq. ft. |



## Bird Feeders

| Style                         | Item# | Price   |
|-------------------------------|-------|---------|
| Bird Feeder W/Hook<br>(Large) | F311L | \$35.00 |
| Bird Feeder W/Hook<br>(Small) | F311S | \$25.00 |
| Bird Feeder<br>(Two Sided)    | F312  | \$40.00 |
| Bird Feeder<br>(One Sided)    | F314  | \$30.00 |
| Nesting Box                   | F313  | \$20.00 |
| Bird Feeder W/Rope<br>(Small) | F316S | \$20.00 |
| Bird Feeder W/Rope<br>(Large) | F316L | \$25.00 |
| Suet Feeder                   | F317  | \$15.00 |
| Squirrel Feeder               | F318  | \$15.00 |
| Chain Link Feeder             | F319  | \$20.00 |

## Martin Houses

| Style    | Item#   | Price    |
|----------|---------|----------|
| 8 Holes  | F322M8  | \$149.00 |
| 16 Holes | F322M16 | \$179.00 |
| 24 Holes | F322M24 | \$199.00 |

## Birdhouses

| Style               | Item# | Price   |
|---------------------|-------|---------|
| Wren House          | F301  | \$15.00 |
| Chick-A-Dee House   | F302  | \$15.00 |
| Sparrows Birdhouse  | F303  | \$15.00 |
| Blue Bird Birdhouse | F304  | \$20.00 |
| Rough Cut Birdhouse | F305  | \$15.00 |
| Swing Feeder        | F307  | \$25.00 |

## Bat Houses

| Style                              | Item# | Price   |
|------------------------------------|-------|---------|
| Bat House<br>(Holds Appx. 60 Bats) | F306L | \$60.00 |
| Bat House<br>(Holds Appx. 30 Bats) | F306S | \$35.00 |

## Fishing Pole Holders & More!

|                          |         |          |
|--------------------------|---------|----------|
| Fishing Pole Holder Wall | F125WFP | \$145.00 |
| Fishing Pole Holder      | F125FP  | \$185.00 |
| Tool Box                 | F151    | \$20.00  |
| Wheel Barrow             | F146    | \$75.00  |

## WE SELL LARGE CUSTOM-BUILT WOOD FURNITURE TOO!

SWINGS, GLIDERS, ARBORS, PICNIC TABLES,  
TABLES, BENCHES, ADIRONDACK CHAIRS,  
SHEDS, AND MORE... CHECK US OUT!

Authorized Star  
Construction  
Sheds Dealer

HANDCRAFTED SINCE 1978  
**FOX**  
LAWN FURNITURE  
CEDAR & REDWOOD FURNITURE

Local  
Manufactures of  
Quality Custom  
Furniture since  
1978

7570 Seneca Street - East Aurora, New York 14052

**\*\* NEW ITEMS ADDED \*\***

**PLANTERS**

|                        | <u>CEDAR</u>  |              |
|------------------------|---------------|--------------|
|                        | <u>Item #</u> | <u>Price</u> |
| Planter 6" Pot         | F205          | \$ 55        |
| Planter 8" Pot         | F206          | \$ 69        |
| Planter 10" Pot        | F207          | \$ 79        |
| Hexagon planter 14"    | F208          | \$ 89        |
| Hexagon planter 21"    | F209          | \$ 169       |
| Planter 18" Square     | F115          | \$ 153       |
| **make it a Bench      | F115B         | \$ 20 ft.    |
| Window Box             | FWBOX         | \$ 19 ft.    |
| Bracket for Window Box | F202          | \$ 7         |

**BIRDHOUSES**

|                                 | <u>CEDAR/PINE</u> |       |
|---------------------------------|-------------------|-------|
| Wren Birdhouse                  | F301              | \$ 15 |
| Chick-a-Dee House               | F302              | \$ 15 |
| Sparrows Birdhouse              | F303              | \$ 15 |
| Blue Bird Birdhouse             | F304              | \$ 20 |
| Rough Cut Birdhouse             | F305              | \$ 15 |
| Bat House (Holds appx 60 bats)  | F306L             | \$ 60 |
| Bat House (Holds appx 30 bats)  | F306S             | \$ 35 |
| Bird Feeder Hook on top (large) | F311L             | \$ 35 |
| Bird Feeder Hook on top (small) | F311S             | \$ 25 |
| Bird Feeder (two sided)         | F312              | \$ 40 |
| Bird Feeder (one sided)         | F314              | \$ 30 |
| Nesting Box                     | F313              | \$ 20 |
| Bird Feeder w/Rope (small)      | F316S             | \$ 20 |
| Bird Feeder w/Rope (large)      | F316L             | \$ 25 |
| Suet Feeder Hanging             | F317H             | \$ 15 |
| Squirrel Feeder                 | F318              | \$ 15 |
| Chain Link Feeder               | F319              | \$ 20 |
| Swing Feeder                    | F307              | \$ 25 |

STORE HOURS

MONDAY & TUESDAY - 9AM - 5PM  
THURSDAY & FRIDAY - 9AM - 5PM  
SATURDAY - 9AM - 5PM  
WEDNESDAY & SUNDAY CLOSED

**MARTIN HOUSES**

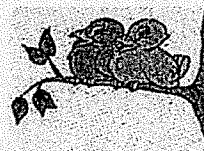
|          | <u>Item #</u> |        |
|----------|---------------|--------|
| 8 Holes  | F322M8        | \$ 149 |
| 16 Holes | F322M16       | \$ 179 |
| 24 Holes | F322M24       | \$ 199 |

**TRELLIS**

|                | <u>Item #</u> |       |
|----------------|---------------|-------|
| 4 ft. Straight | F226S         | \$ 32 |
| 4 ft. Fan      | F226F         | \$ 32 |
| 5 ft. Straight | F212S         | \$ 54 |
| 5 ft. Fan      | F212F         | \$ 54 |
| 6 ft. Straight | F213S         | \$ 65 |
| 6 ft. Fan      | F213F         | \$ 65 |

**DECORTIVE GARDEN BRIDGE**

|                      | <u>Item#</u> |        |
|----------------------|--------------|--------|
| 4 ft.                | F120DGB4     | \$ 165 |
| 5 ft.                | F120DGB5     | \$ 210 |
| Wheel Barrel Planter | F146         | \$ 75  |



9/4/2025 HANDCRAFTED SINCE 1978 \*PRICES SUBJECT TO CHANGE WITHOUT NOTICE

# FOX

## LAWN FURNITURE

CEDAR & REDWOOD FURNITURE

Local  
Manufactures of  
Quality Custom  
Furniture since  
1978

7570 Seneca Street - East Aurora, New York 14052

### STORE HOURS

MONDAY & TUESDAY - 9AM - 5PM

WEDNESDAY - **CLOSED**

THURSDAY thru SATURDAY - 9AM - 5PM

SUNDAY - **CLOSED**

### PINE

### CEDAR

### Porch Swings

| Item No. | Price  | Item No. | Price    |
|----------|--------|----------|----------|
| F410     | \$ 274 | F510     | \$ 373   |
| F415     | \$ 307 | F515     | \$ 406   |
| F410V    | \$ 325 | F510V    | \$ 417   |
| F415V    | \$ 347 | F515V    | \$ 457   |
| F434     | \$ 142 | F134     | \$ 231   |
|          |        | F136T    | \$ 1,001 |
|          |        | F136C    | \$ 1,099 |

### Gliders

|                 |       |        |       |        |
|-----------------|-------|--------|-------|--------|
| Single          | F420  | \$ 337 | F520  | \$ 439 |
| Double          | F430  | \$ 428 | F530  | \$ 567 |
| Triple          | F440  | \$ 506 | F540  | \$ 693 |
| Highback Single | F420H | \$ 362 | F520H | \$ 458 |
| Highback Double | F430H | \$ 446 | F530H | \$ 604 |
| Highback Triple | F440H | \$ 567 | F540H | \$ 725 |

### Chairs

|                        |       |        |       |          |
|------------------------|-------|--------|-------|----------|
| Single                 | F460  | \$ 208 | F560  | \$ 274   |
| Double                 | F470  | \$ 252 | F570  | \$ 362   |
| Triple                 | F475  | \$ 325 | F475C | \$ 475   |
| Tete-A-Tete            | F450  | \$ 439 | F550  | \$ 582   |
| Foot Stool             | F218  | \$ 65  | F280  | \$ 87    |
| Rocking Chair          | F265  | \$ 241 | F565  | \$ 325   |
| Highback Rocking Chair | F277  | \$ 263 | F567  | \$ 351   |
| Chaise Lounge          | F480  | \$ 395 | F580  | \$ 549   |
| Double Chaise          | F480D | \$ 637 | F580D | \$ 1,001 |

### Adirondack Style

### PINE

### CEDAR

\*PRICES SUBJECT TO CHANGE WITHOUT NOTICE

9/4/2025

|                         |       |        |       |        |
|-------------------------|-------|--------|-------|--------|
| Fanback Chair           | F295  | \$ 241 | F595  | \$ 318 |
| Solid Back Chair        | F294  | \$ 252 | F594  | \$ 340 |
| Classic Chair           | F293  | \$ 274 | F593  | \$ 395 |
| Fanback Double Chair    | F297F | \$ 351 | F597F | \$ 483 |
| Solid Back Double Chair | F297S | \$ 362 | F597S | \$ 527 |
| Foot Stool              | F275  | \$ 76  | F575  | \$ 120 |
| Coffee Table            | F296  | \$ 109 | F596  | \$ 153 |

## Garden Benches

|                      |       |        |
|----------------------|-------|--------|
| 4ft. English         | F571  | \$ 395 |
| 5ft. English         | F572  | \$ 450 |
| 4ft. Victorian       | F571V | \$ 450 |
| 5ft. Victorian       | F572V | \$ 494 |
| 4ft. Bench w/o Back  | F577  | \$ 230 |
| 5ft. Bench w/o Back  | F578  | \$ 263 |
| 40"x22' Coffee Table | F576  | \$ 186 |
| 22" Square End Table | F587  | \$ 142 |
| English Garden Chair | F574  | \$ 252 |

## Coffee Tables

|                        |      |        |
|------------------------|------|--------|
| 28" Round 19" High     | F266 | \$ 131 |
| 16"x26" Rect. 19" High | F260 | \$ 120 |
| 16"x26" Rect. 24" High | F262 | \$ 131 |
| <u>Child's Table</u>   | F860 | \$ 186 |

## Benches

### SPRUCE

| Item No. | Price  |
|----------|--------|
| F617     | \$ 186 |

### CEDAR

| Item No. | Price  |
|----------|--------|
| F817     | \$ 307 |
| F8184    | \$ 346 |
| F8185    | \$ 374 |
| F8186    | \$ 402 |

- 5ft. Park Bench
- 4 ft. Converitable Bench
- 5 ft. Converitable Bench
- 6 ft. Converitable Bench

**\* Longer lengths available by Quote\***

## Cedar Arbors

3ft. Wide - curved roof  
4ft. Wide - curved roof  
5ft. Wide - curved roof

## Gate for Arbors

3ft.  
4ft.  
5ft.  
3ft. Fence section for arbor

## Potting Bench

40" Wide  
60" Wide

## Bridges

6ft.  
8ft.  
10ft.  
12ft.

## Wishing Wells

3ft. Square Base  
3ft. Hexagonal Base  
4ft. Square Base  
4ft. Hexagonal Base

## MISC

Windmill  
Fishing Pole Stand  
Fishing Pole Wall Mount  
Tool Box  
Bee Catcher

## CEDAR LATTICE

F577C \$ 659  
F578C \$ 725  
F579C \$ 791

### CEDAR

F5803 \$ 186  
F5804 \$ 197  
F5805 \$ 208  
F5806 \$ 142

F140C \$ 439  
F160C \$ 505

### CEDAR

F120C \$ 989  
F122C \$ 1,165  
F123C \$ 1,319  
F124C \$ 1,572

## TREATED LATTICE

F577P \$ 604  
F578P \$ 670  
F579P \$ 725

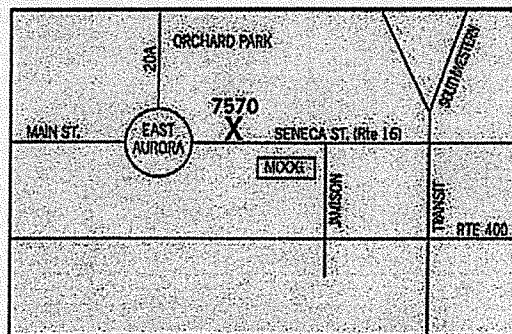
NOTE: We also  
custom make  
arbors to size

### TREATED

F120P \$ 989  
F122P \$ 1,165  
F123P \$ 1,319  
F124P \$ 1,572

*~Gift Certificates Available~*

**\*Additional Charge for All  
Deliveries**



SZ02/v/6

**SPRUCE**

Item No. Price

**CEDAR**

Item No. Price

**Picnic Tables**

|                                   |       |        |       |          |
|-----------------------------------|-------|--------|-------|----------|
| 6ft. w/ attached benches          | F630  | \$ 362 | F830  | \$ 670   |
| 8ft. w/ attached benches          | F640  | \$ 450 | F840  | \$ 791   |
| 6ft. w/2 benches                  | F600  | \$ 483 | F800  | \$ 802   |
| 8ft. w/ 4 - 4ft. Benches          | F610  | \$ 725 | F810  | \$ 1,154 |
| 4ft.sq. w/4 benches pedestal legs | F620C | \$ 748 | F820C | \$ 1,121 |
| 4ft.sq. w/4 benches straight legs | F620S | \$ 725 | F820S | \$ 1,099 |

**Round Tables - Straight Legs**

|              |       |        |       |        |
|--------------|-------|--------|-------|--------|
| 44" Diameter | F644S | \$ 274 | F844S | \$ 450 |
| 52" Diameter | F652S | \$ 318 | F852S | \$ 505 |
| 59" Diameter | F659S | \$ 417 | F859S | \$ 637 |

**6FT. Oval Table****SPRUCE****CEDAR**

|               |       |        |       |        |
|---------------|-------|--------|-------|--------|
| Straight legs | F605S | \$ 362 | F805S | \$ 604 |
| Pedestal      | F605P | \$ 417 | F805P | \$ 659 |

**Bar Tables**

|              |       |        |       |        |
|--------------|-------|--------|-------|--------|
| 36" Diameter | F636B | \$ 263 | F836B | \$ 428 |
| 44" Diameter | F644B | \$ 325 | F844B | \$ 516 |

**Lazy Susan**

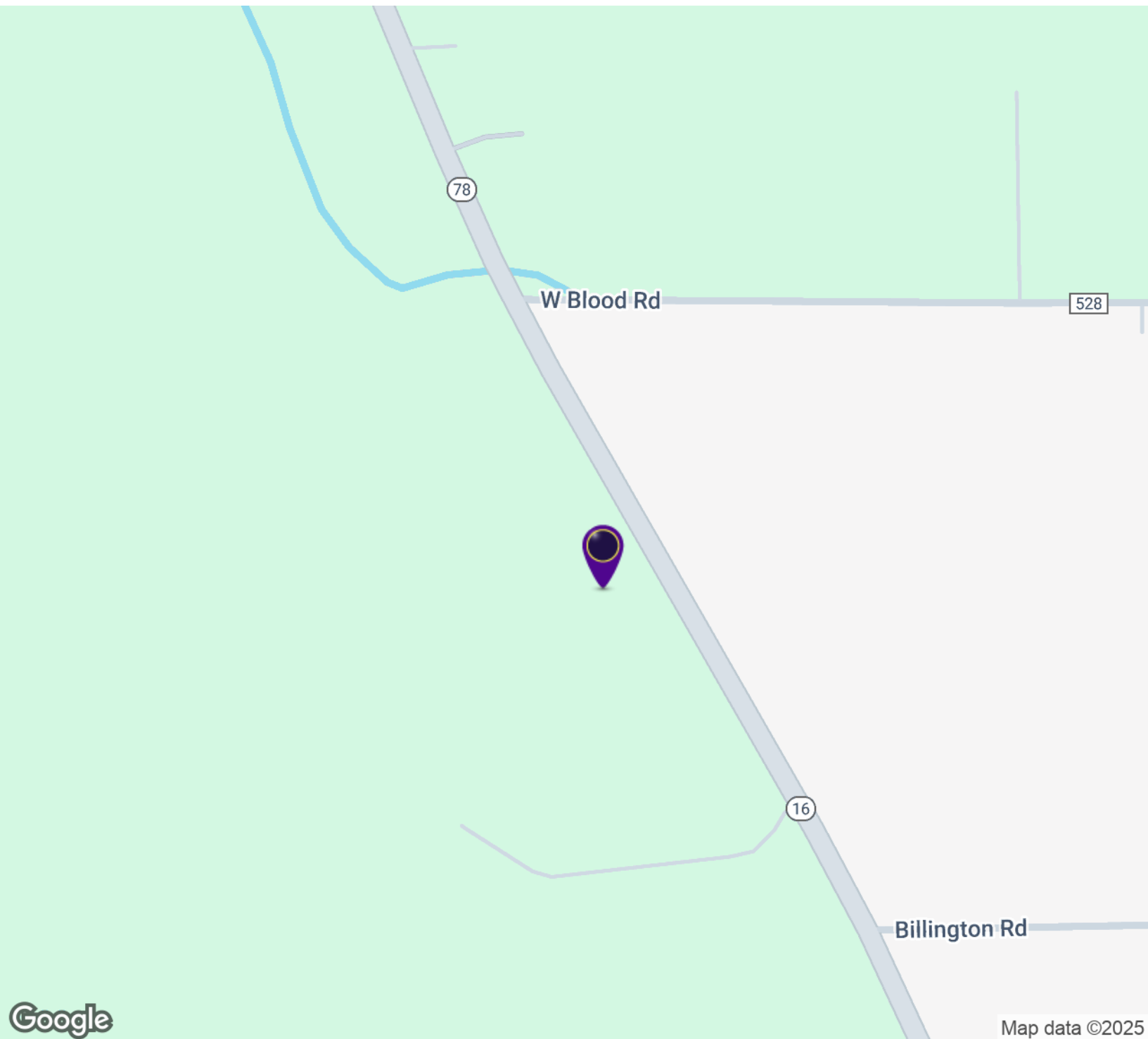
|              |      |        |
|--------------|------|--------|
| 21" Diameter | F321 | \$ 98  |
| 28" Diameter | F328 | \$ 121 |

**SPRUCE****CEDAR****Benches/Chairs**

| Item No. | Price  | Item No. | Price  |
|----------|--------|----------|--------|
| F670     | \$ 121 | F870     | \$ 153 |
|          |        | F884     | \$ 208 |
|          |        | F885     | \$ 241 |
|          |        | F886     | \$ 230 |
|          |        | F887     | \$ 263 |
|          |        | F888     | \$ 329 |
|          |        | F885B    | \$ 263 |

## LOCATION MAP

6,400+/- SF Retail/Office Space  
7570 Seneca St, East Aurora, NY 14052

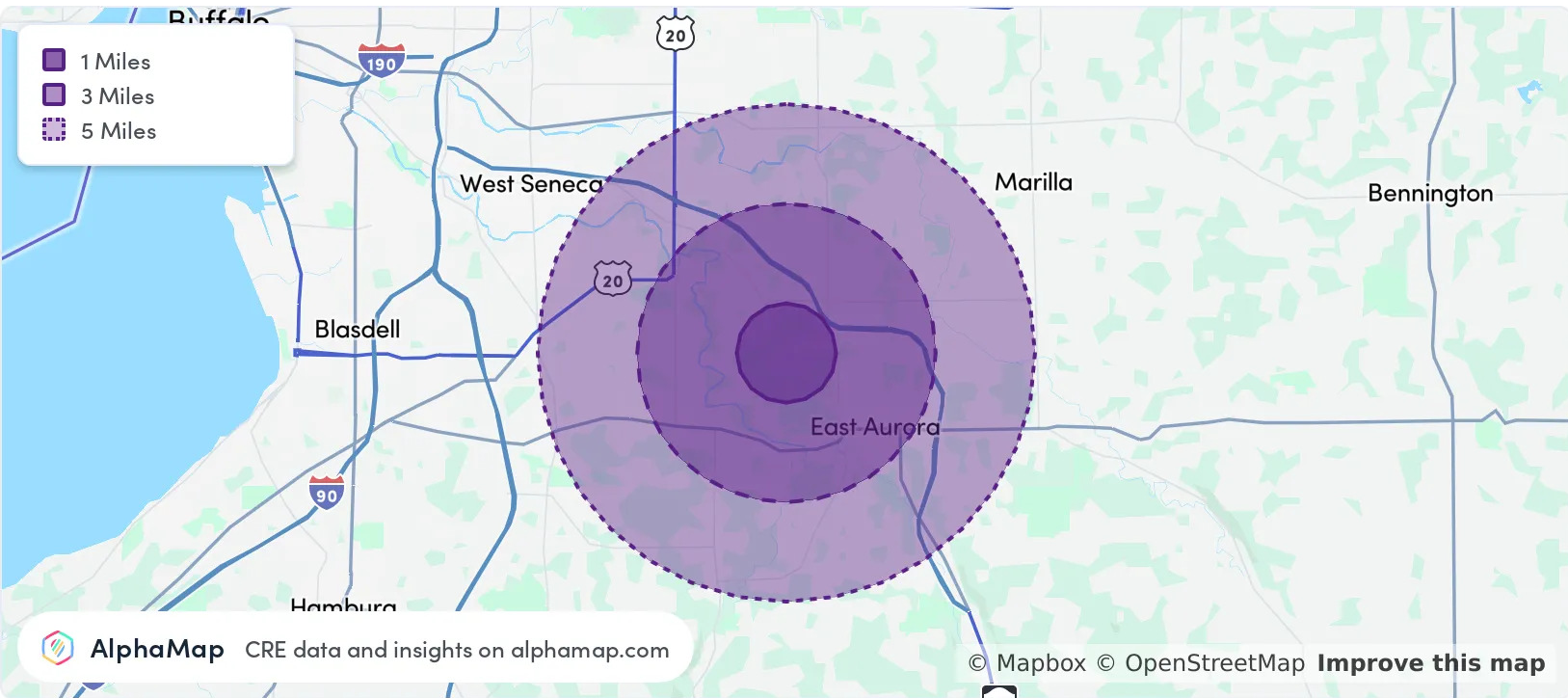


**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

## AREA ANALYTICS

6,400+/- SF Retail/Office Space  
7570 Seneca St, East Aurora, NY 14052



| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 737       | 13,663    | 43,660    |
| Average Age          | 47        | 46        | 45        |
| Average Age (Male)   | 46        | 45        | 44        |
| Average Age (Female) | 48        | 47        | 46        |
| HOUSEHOLD & INCOME   | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 308       | 5,655     | 17,881    |
| Persons per HH       | 2.4       | 2.4       | 2.4       |
| Average HH Income    | \$106,315 | \$127,898 | \$133,765 |
| Average House Value  | \$451,223 | \$440,709 | \$420,427 |
| Per Capita Income    | \$44,297  | \$53,290  | \$55,735  |

Map and demographics data derived from AlphaMap



**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com