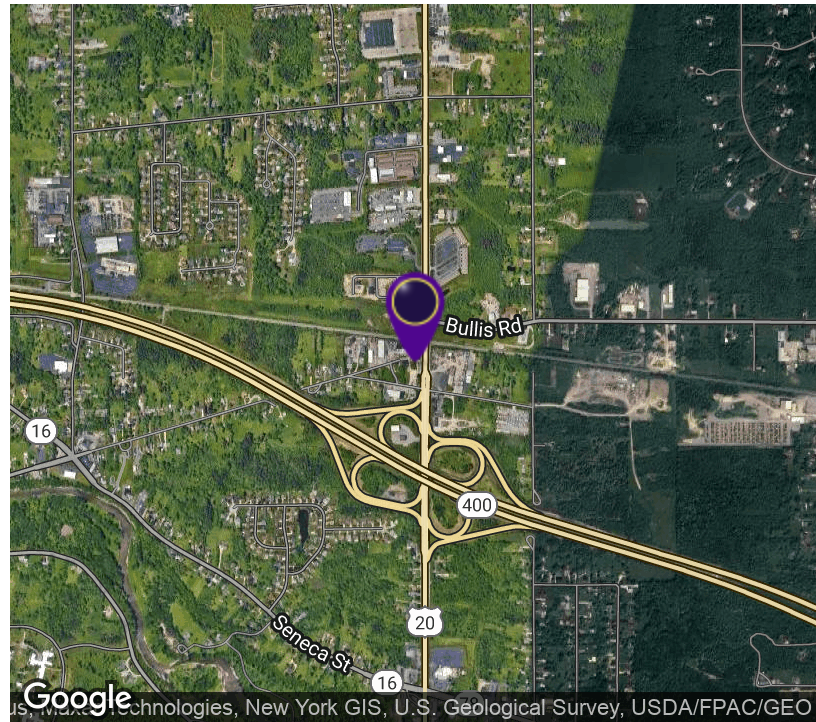


Build-To-Suit Retail/Office Redevelopment Site

2700 Transit Rd, West Seneca, NY 14224



OFFERING SUMMARY

Lease Rate: Call For More Details

Lot Size: 7.5 Acres

Zoning: Commercial

Submarket: South

PROPERTY OVERVIEW

The property consists of approximately 7.5+/- acres of land to be developed into a strip plaza or a single tenant user. This property is ideal for restaurants, retail or office uses with excellent visibility with immediate access to the Route 400 Expressway

LOCATION OVERVIEW

The property is situated among other commercial properties on Route 78 (a major transit way), only a few hundred feet from the on/off ramps to the 400 Expressway. The 400 Expressway runs East and West and provides quick and easy access to both the Southern Tier and New York State Thruway I-90.

PROPERTY HIGHLIGHTS

- Excellent Location
- 5+/- Acres of Development
- Extremely High Visibility
- Adjacent to 400 Expressway
- 2,000+/- SF Up To 75,000+/- SF Build-To-Suit
- High Traffic Counts



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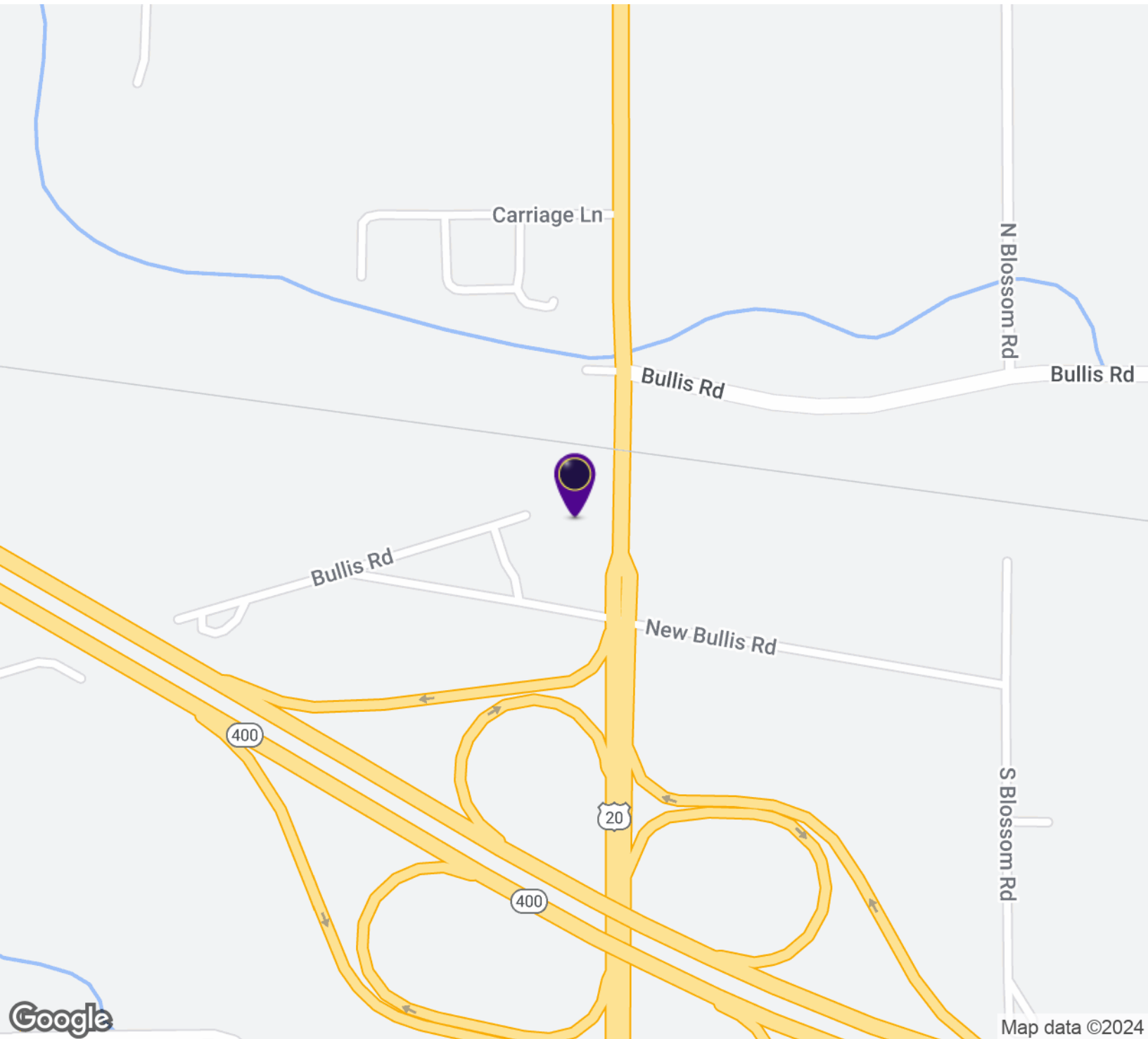
ADDITIONAL PHOTOS

Build-To-Suit Retail/Office Redevelopment Site 2700 Transit Rd, West Seneca, NY 14224



LOCATION MAP

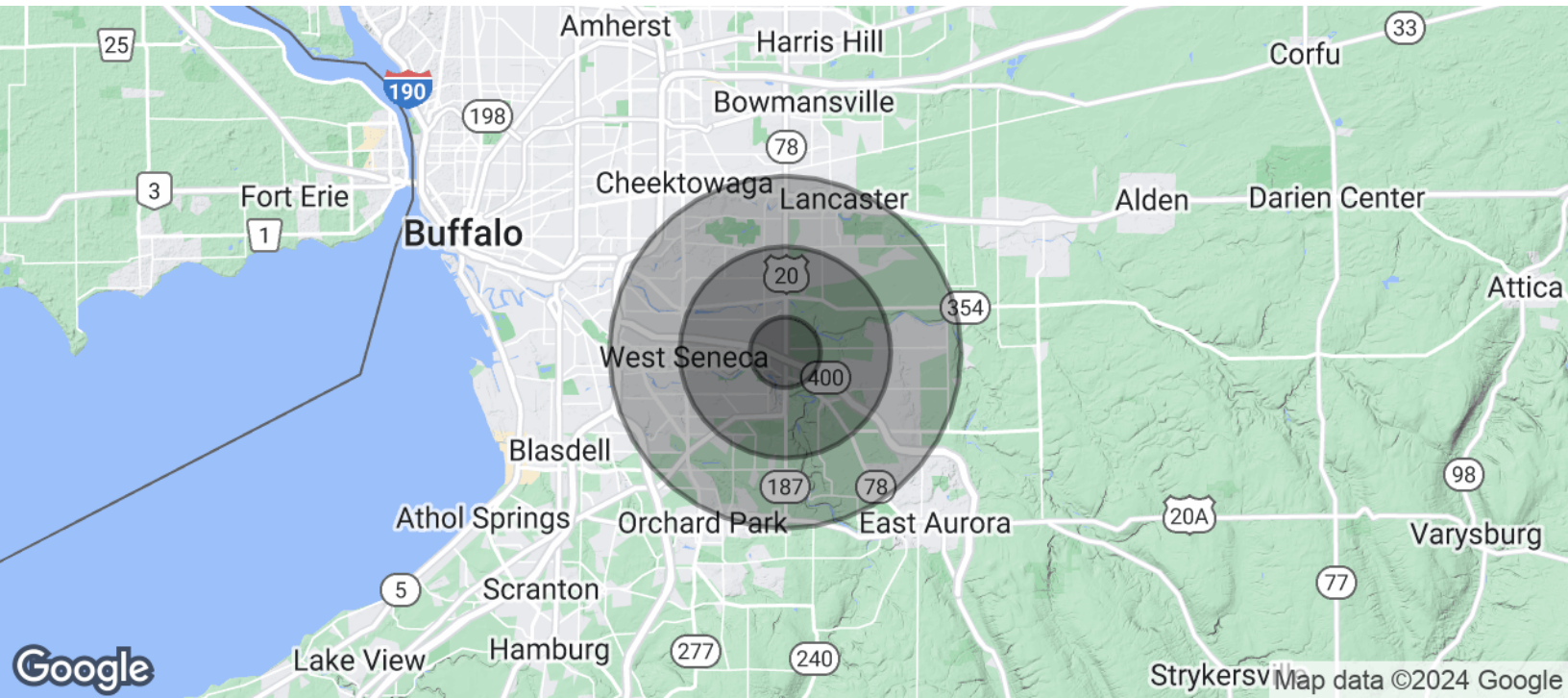
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,165	38,312	108,651
Average age	45.4	44.2	43.5
Average age (Male)	43.5	42.7	41.3
Average age (Female)	48.1	46.4	46.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,246	15,455	44,187
# of persons per HH	2.5	2.5	2.5
Average HH income	\$76,965	\$72,517	\$70,883
Average house value	\$240,962	\$180,326	\$171,155

* Demographic data derived from 2020 ACS - US Census