

# 1,986+/- SF Retail Opportunity

3310 Southwestern Blvd, Orchard Park, NY 14127



## OFFERING SUMMARY

Available SF:	1,986 SF
Lease Rate:	Call for More Details
Lot Size:	2.34 Acres
Year Built:	1991
Building Size:	1,986 SF
Zoning:	T-Commercial

## PROPERTY OVERVIEW

Orchard Park area retail opportunity now available for lease. 1,986+/- SF building is situated on a lot measuring approximately 2.34+/- acres. Space is adjacent to the newly constructed Gold Fish Swim School. Highly visible retail location on Southwestern Boulevard, just southwest of Orchard Park Road. Features include ample parking, 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: any type of retail, professional offices, medical-dental practice, general office or restaurant.



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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), a few miles from Buffalo Bills Highmark Stadium, 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, ALDI's 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, Starbucks, Colonial Wine & Spirits and Target located on Milestrip Road, as well as several local retailers.

### PROPERTY HIGHLIGHTS

- Retail Opportunity
- 1,986 +/- SF building
- Lot: 2.34 +/- Acres
- Highly Visible
- Ample Parking
- Room for Expansion



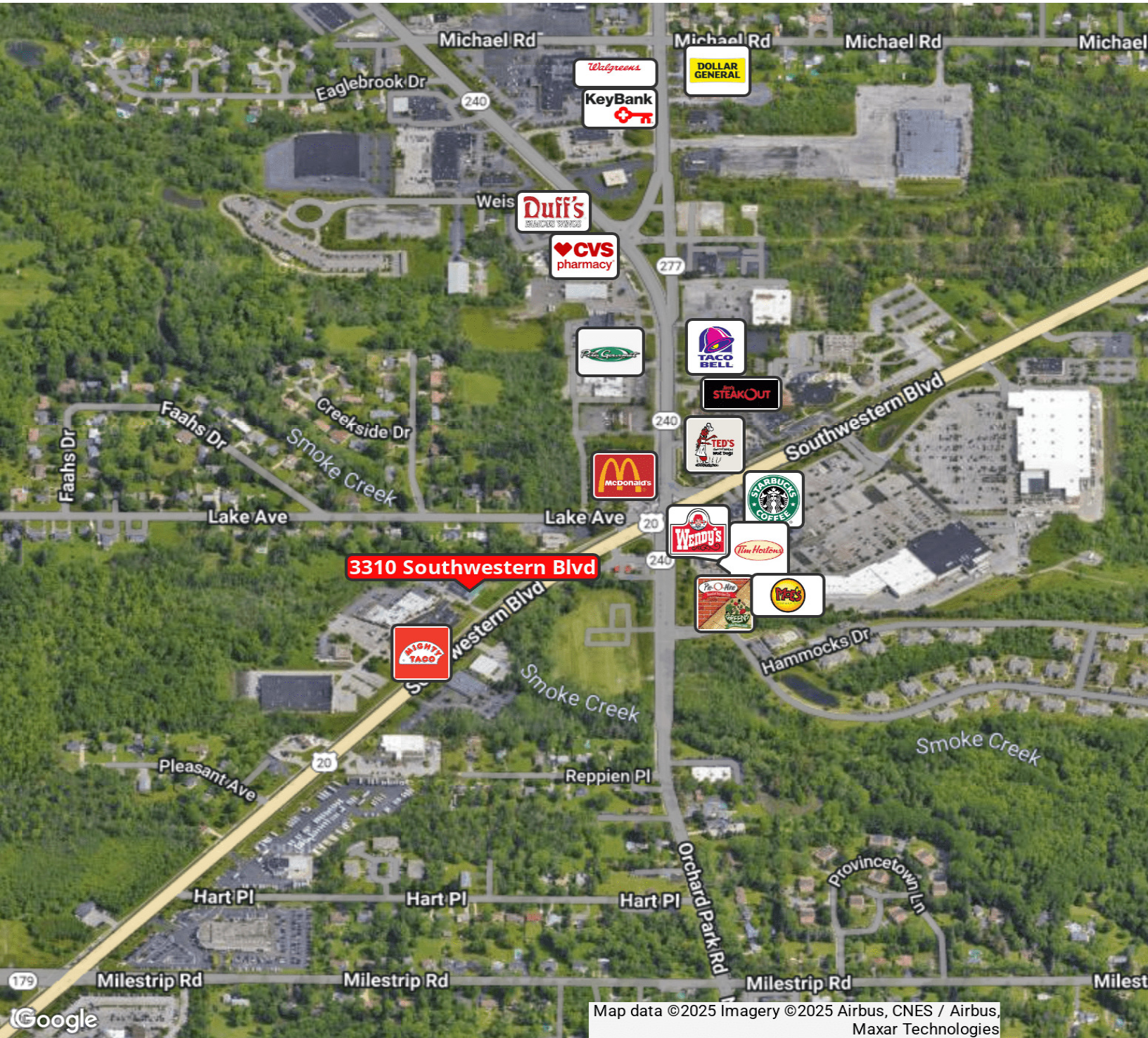
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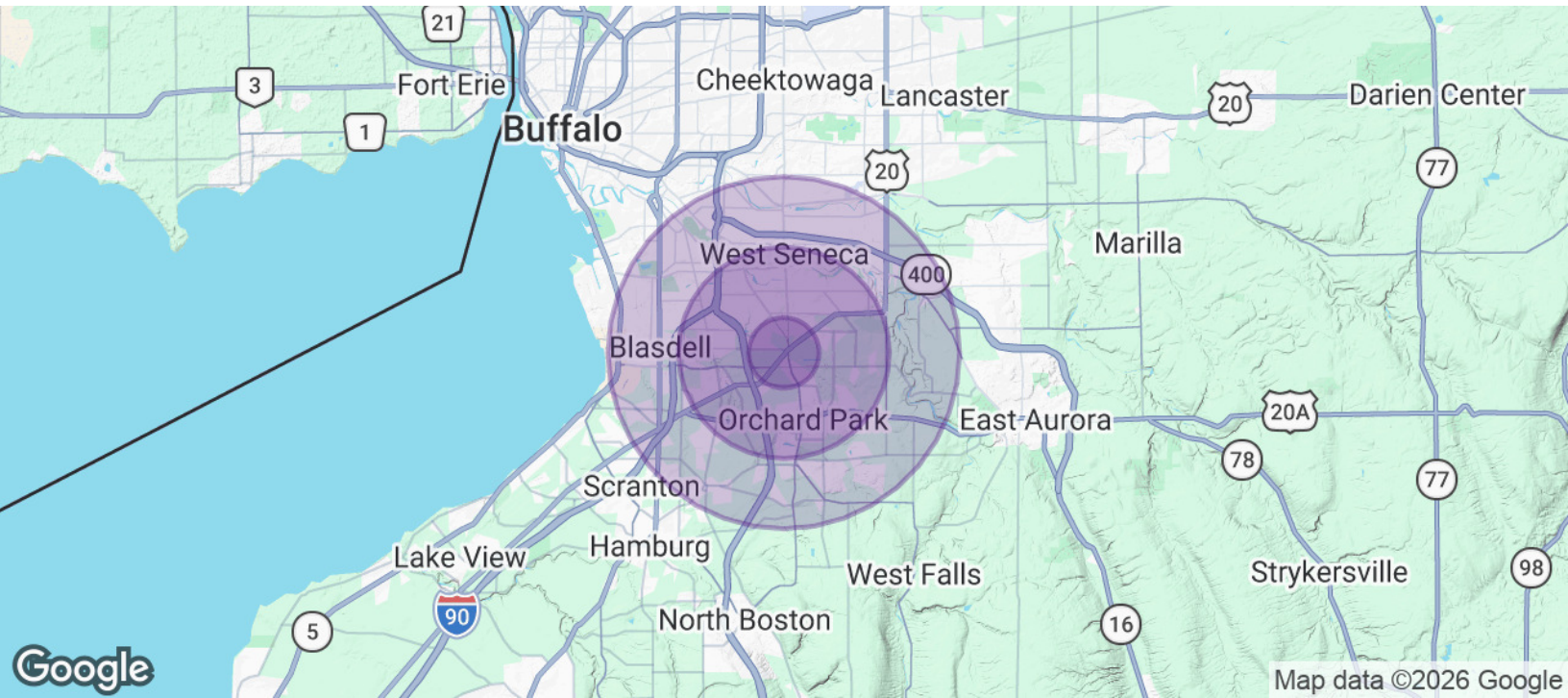


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,257	44,371	132,210
Average Age	47	45	44
Average Age (Male)	45	43	42
Average Age (Female)	49	46	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,938	19,060	57,525
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$99,152	\$107,582	\$96,083
Average House Value	\$295,761	\$306,938	\$274,836

Demographics data derived from AlphaMap



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