



## Orchard Park Plaza

3170 Orchard Park Rd  
Orchard Park, NY 14217

Space Available: **3,000 - 10,000 SF**

- » A plethora of available parking
- » Affluent Location
- » Has excellent exposure
- » Part of the Buffalo-Niagara Falls Metropolitan Statistical Area

Orchard Park is a suburb of Buffalo with a population of over 29,463. Orchard Park has been voted one of the best places to live in New York because it offers a sparse suburban feel, filled with parks and the schools are highly rated. The name is derived from a description of the local landscape, which is abounded with orchards. Orchard Park would make the perfect home from any business.



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## PROPERTY DETAILS

**Municipality:** Orchard Park  
**County:** Erie  
**Plaza Size:** 27,360 SF  
**Space Size:** 10,000 SF  
**Site Size:** 8.82 Acres  
**Year Built:** 1961

**Date Available:** Now  
**Lease Price:** \$16 PSF NNN  
**Lease Term:** Negotiable  
**Parking:** 90 Spaces  
**Traffic Counts:** On Map Above

## DEMOGRAPHICS

**Population:**

**1 MILE**

**3 MILES**

**5 MILES**

4,997

47,835

133,713

**Households:**

2,130

20,157

56,850

**Average HH Income:**

78,180

72,462

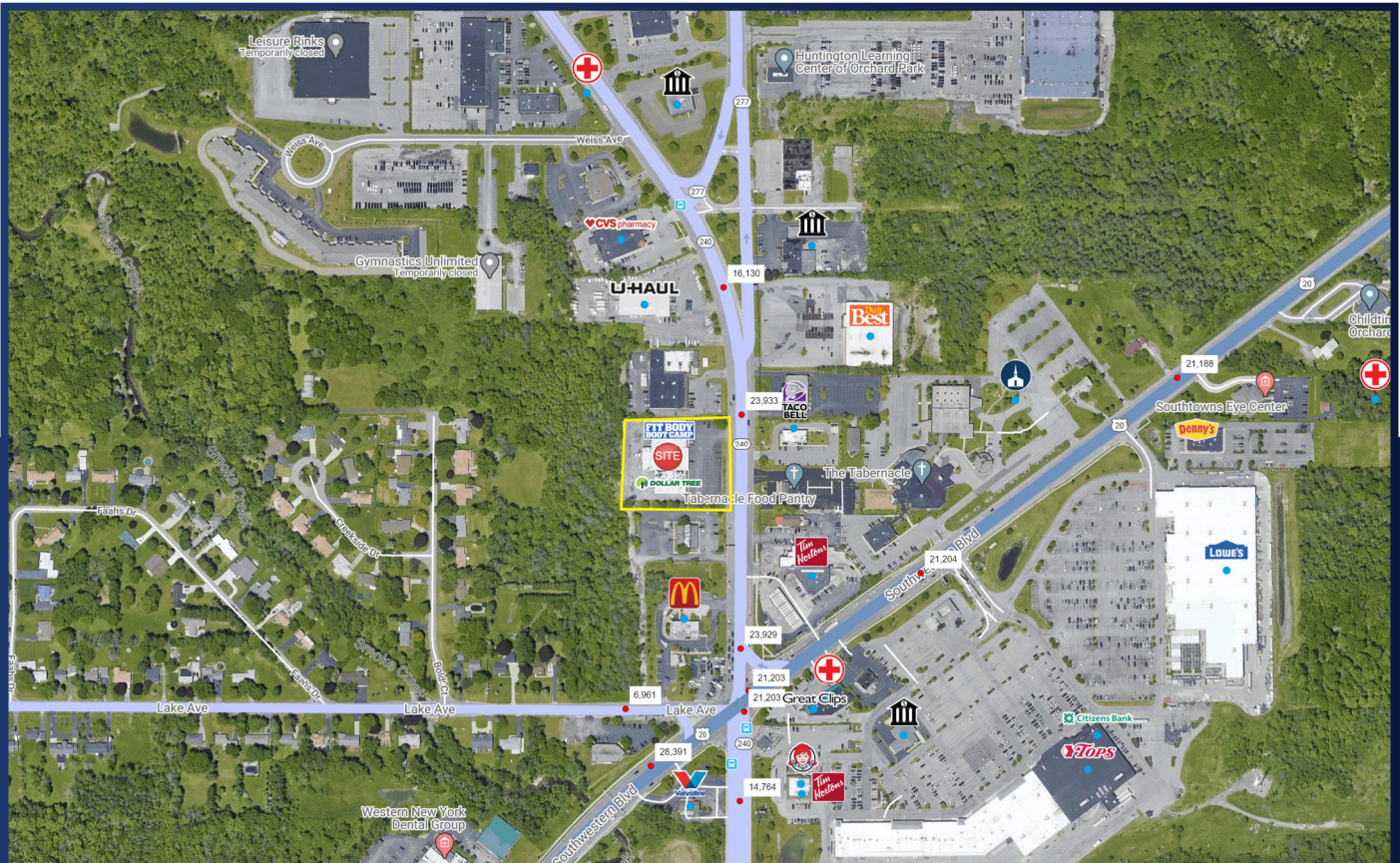
61,345

**Average Age:**

44

42

42



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