

FOR SALE/LEASE



FORMER RITE AID

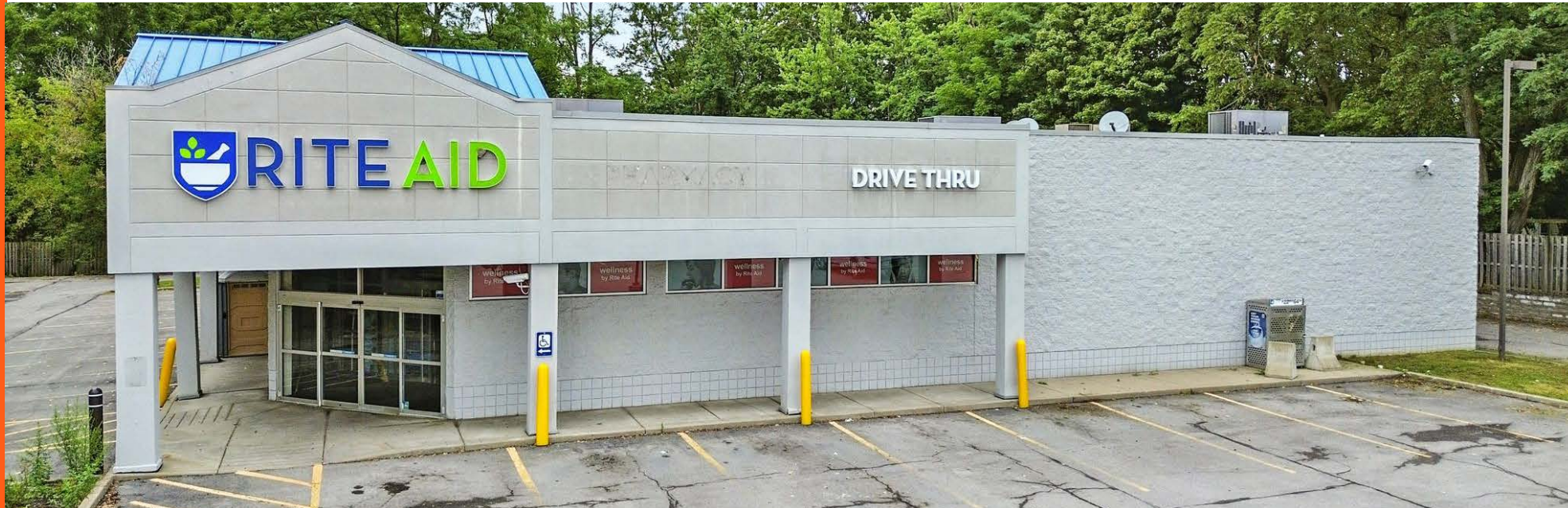
13090 Broadway, Alden, NY 14004

2.0 ACRES / 11,461 SF/RETAIL/REDEVELOPMENT

building relationships.
maximizing **potential.**

PROPERTY SUMMARY

13090 Broadway, Alden, NY 14004



OFFERING SUMMARY

Property Address	13090 Broadway, Alden, NY 14004
County	Erie
MSA	Buffalo–Cheektowaga–Niagara Falls, NY
Property Type	Retail
Building Size	11,461+ SF
Lot Size:	2.0+/- Acres
Traffic Counts	Broadway: 11,698 vpd
Parking	49+ Spaces
Sale Price	Upon Request
Lease Price	Upon Request
Ground Lease Price (1-2 Pads)	Upon Request

PROPERTY HIGHLIGHTS

- Zoned C-1 Commercial Corridor allowing broad retail uses
- Former Rite Aid with existing infrastructure and utility connections
- Available for sale, single or multi-tenant lease, or up to two retail pads for ground lease
- Ample on-site parking with multiple access points
- Strong visibility along Broadway
- Located across from Alden Village Plaza – featuring Save A LOT, Tractor Supply, Verizon, Advance Auto, USPS, and many others.

LOCATION DESCRIPTION

This prime location in Alden offers strong visibility along the busy Broadway corridor, just 25 minutes from Buffalo. Surrounded by local anchors like Tops Friendly Markets, Tractor Supply Co., and Alden High School, the area draws consistent traffic from residents and commuters. With nearby parks, dining, and essential services, it's a well-rounded community hub ideal for retail or service businesses seeking growth.

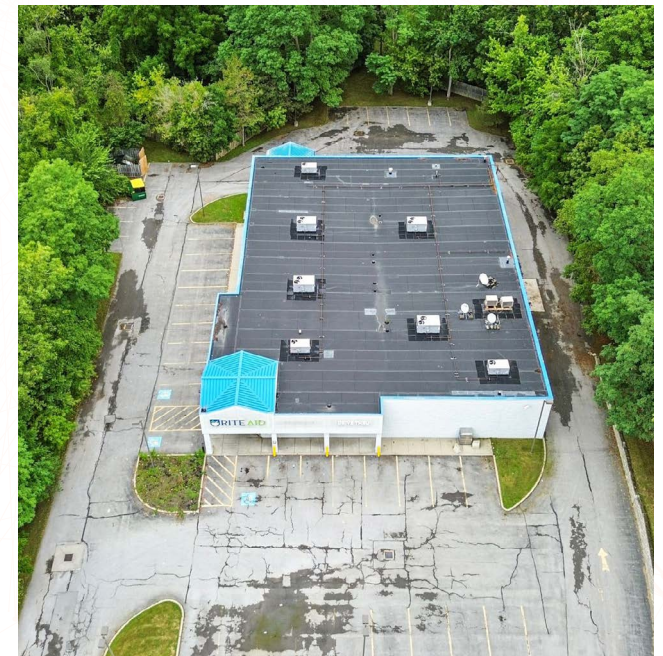
BIRDSEYE AERIAL

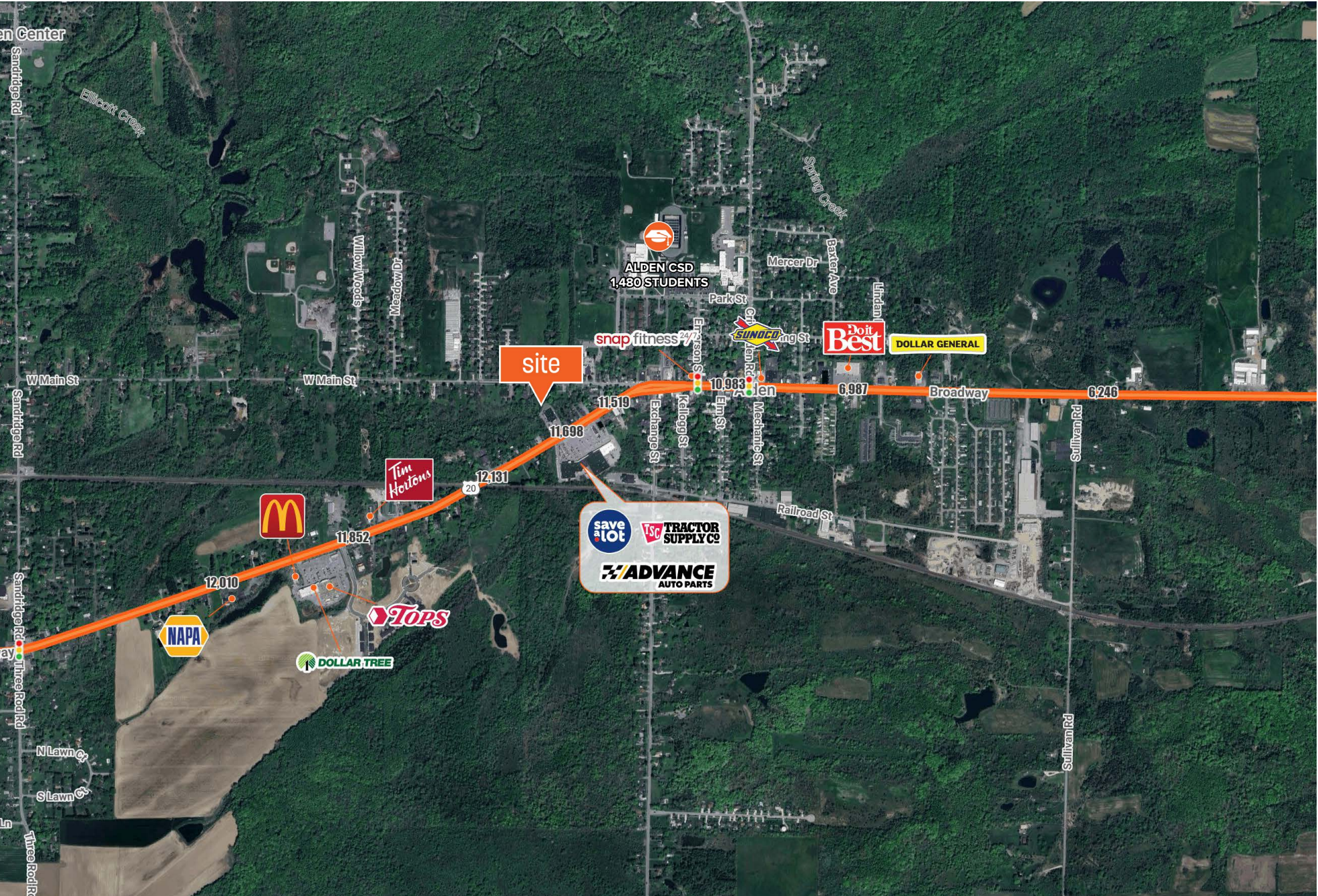
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PROPERTY PHOTOS

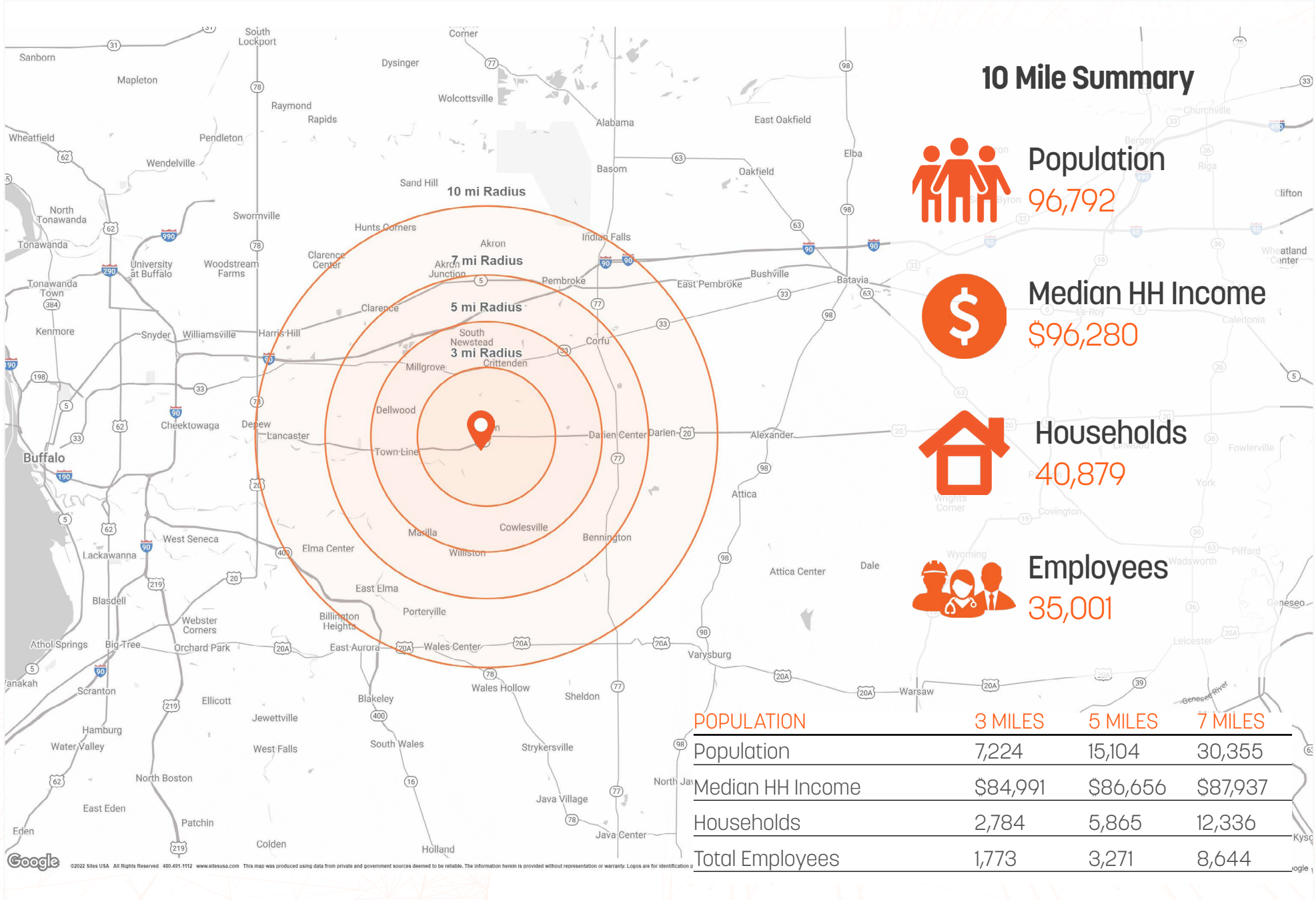
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DEMOGRAPHICS SUMMARY

13090 Broadway, Alden, NY 14004



EXCLUSIVELY REPRESENTED BY

13090 Broadway, Alden, NY 14004



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