

FOR LEASE

5700 Seneca Street

West Seneca, NY



Pyramid Brokerage
Company

3,500+ SF First Floor Space For Lease

Building Features

Total Building Size	7,156+ Sq. Ft.
Space Available	3,500+ Sq. Ft.
Lot Size	1.21+ Acres

Property Highlights

- First floor retail/medical space now available
- Highly visible location at the signalized intersection of Seneca Street and Transit Road
- Close proximity to NYS Route 400 and a variety of nearby amenities
- Abundant on-site parking
- New owner and management are willing to build out the space to meet tenant needs
- Ideal for: retail or medical office users

Demographics	1 Mile	3 Miles	5 Miles
Population	1,902	31,093	102,530
Average H.H. Income	\$107,002	\$113,977	\$113,202

Source: ESRI Business Analyst 2024

Contact

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Traffic Counts

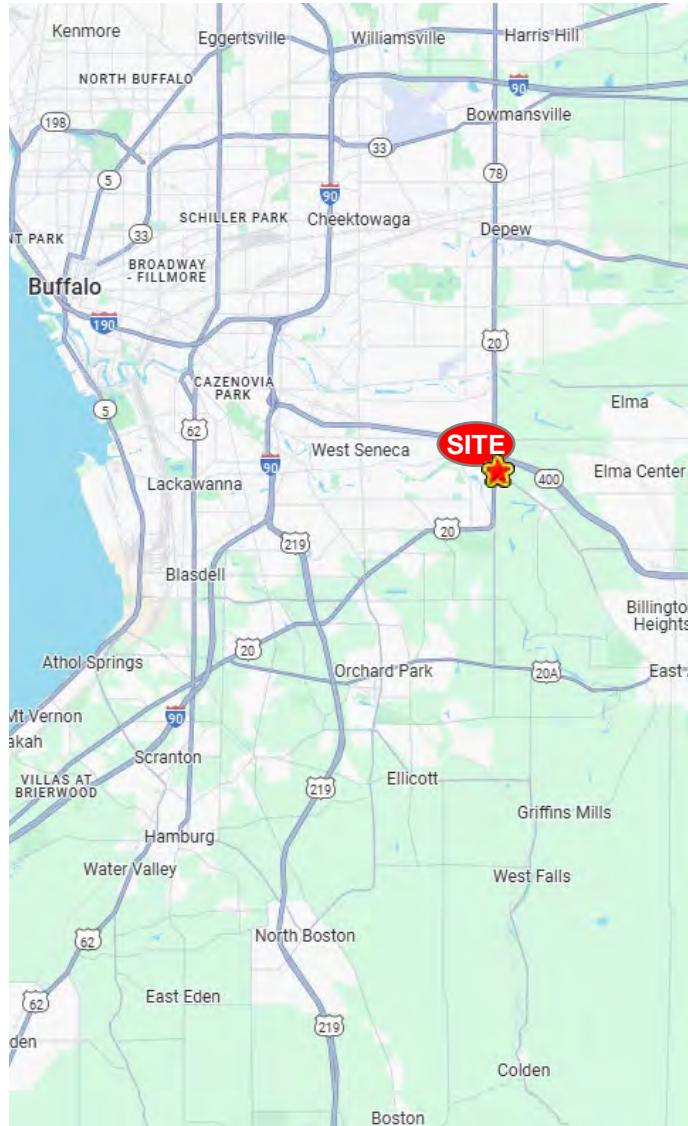
Seneca Street	6,200 AADT
Transit Road	23,425 AADT

Source: NYS DOT 2019

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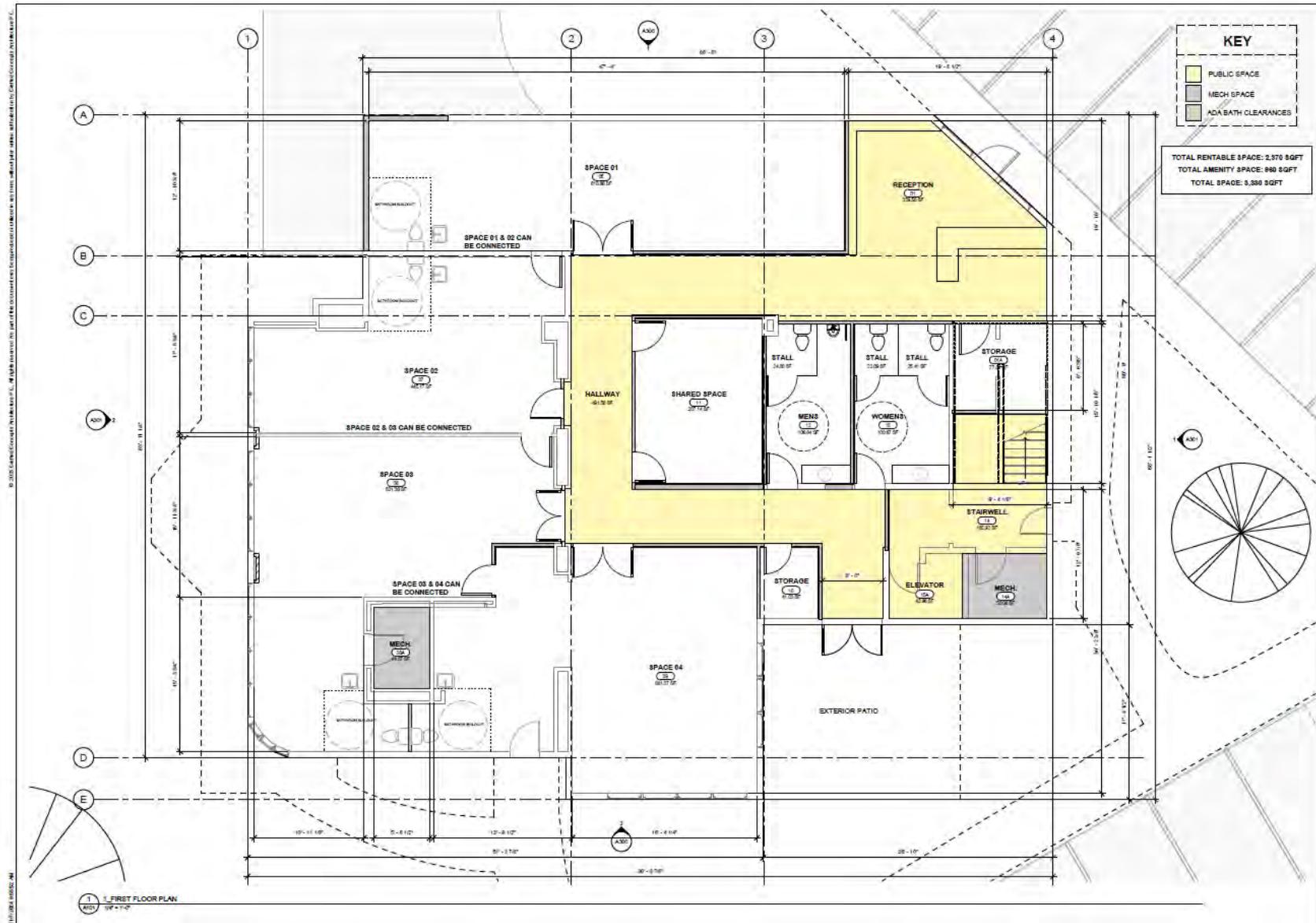
Location Map



Aerial

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Floor Plan