

FOR SALE

10982 Southwestern Boulevard Irving, NY 14081



FOR SALE OR GROUND LEASE : +/- 5.89 ACRES OF LAND

A great retail development opportunity adjacent to the new Signals Discount Gas & Food store. The store drives a lot of traffic to this location.

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**HUNT Commercial
Real Estate Corporation**

403 Main Street, Suite 200

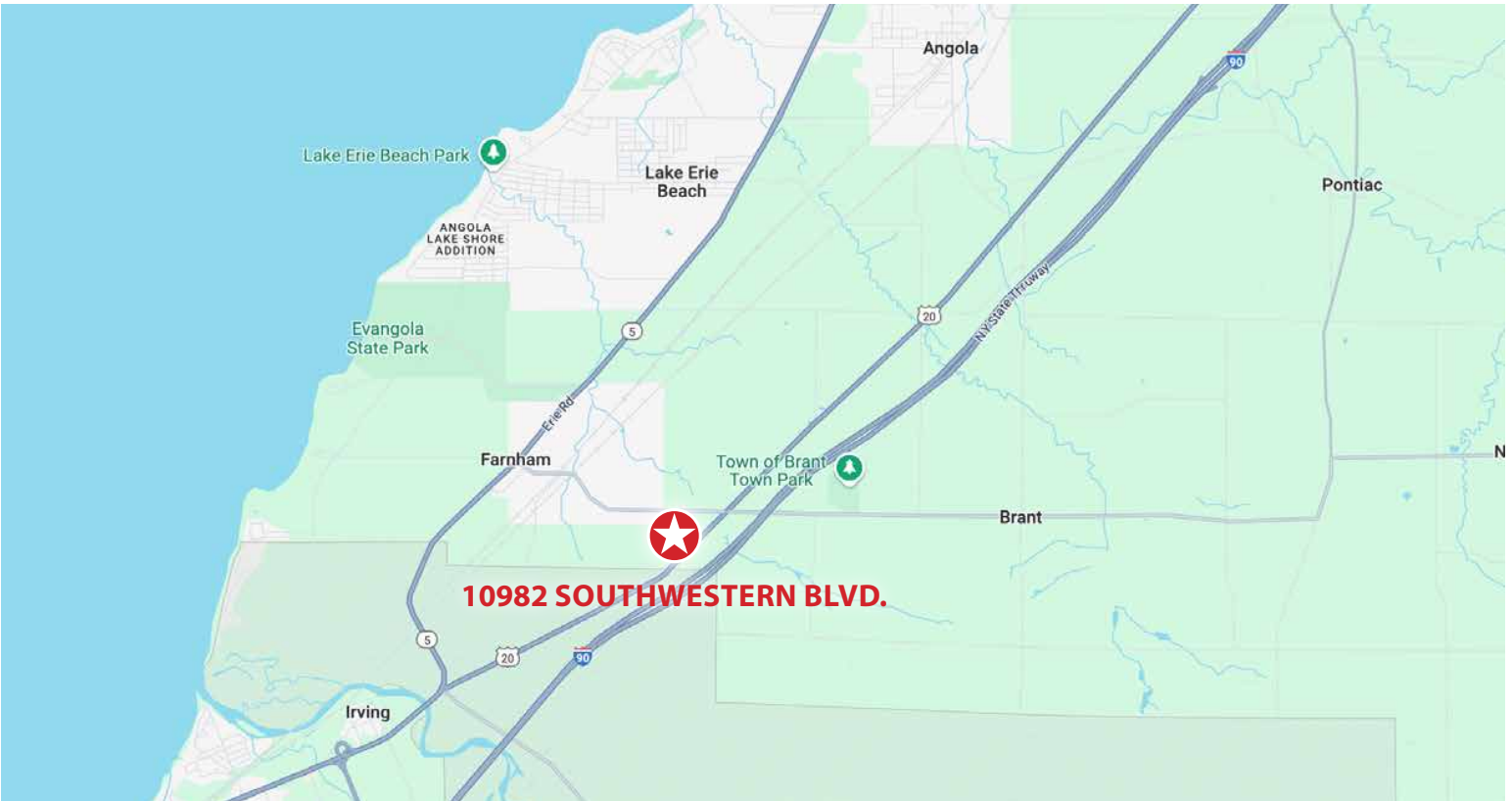
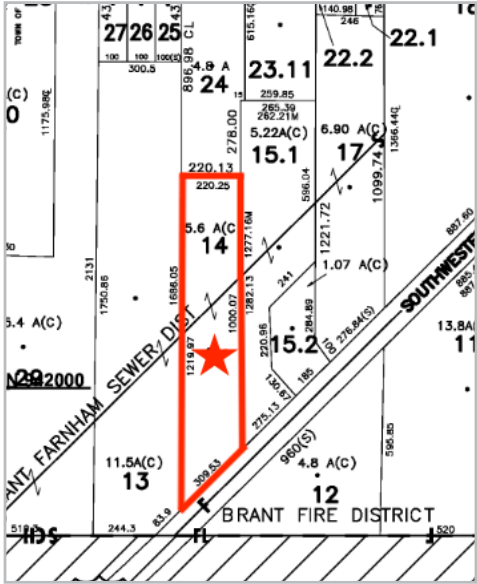
Buffalo, NY 14203

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SIGNALS CUSTOMER TRAFFIC COUNTS				
2024	Signals		Elevated	
Month	Monthly	Avg Daily	Monthly	Avg Daily
February	45664	1575	2671	92
March	47931	1546	2967	96
April	44459	1482	2993	100
May	50996	1645	3065	99
June	53626	1788	3178	106
July	53905	1739	3558	115



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