

FOR SALE

260 ORCHARD PARK RD WEST SENECA, NY 14224



18,611

PEOPLE WITHIN 5 MILES



16,387

VEHICLES PER DAY



\$64,148

MEDIAN HH INCOME

LISTING SUMMARY

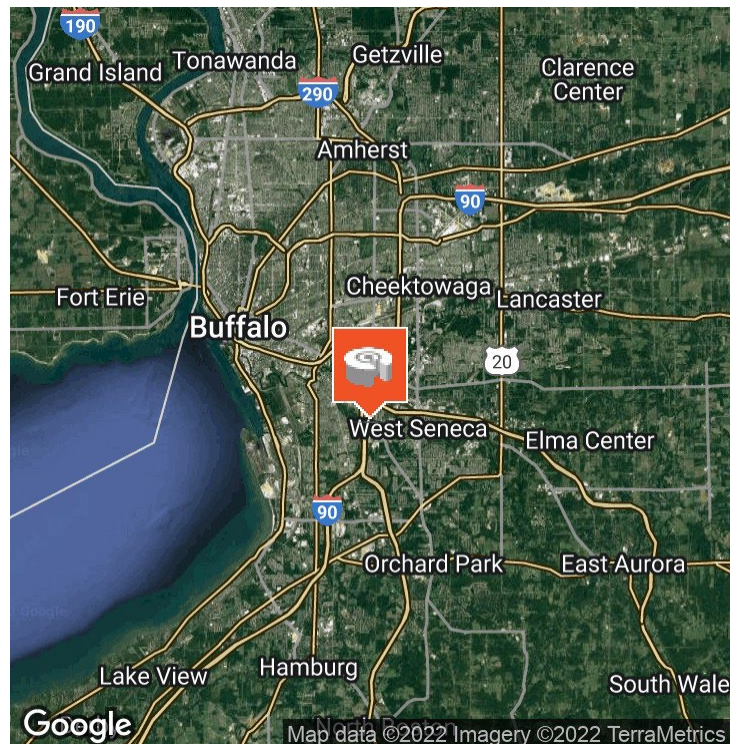
1Acre Available for Sale (\$550,000) or ground lease.
Situated on the northeast corner of the signalized intersection of Orchard Park Road (16,387 VPD) and Slade Avenue (10,853 VPD)
Located in front of Wegman's and West Seneca Plaza (Petco, Office Max, Best Value Wine and Liquors). Close access to I-90

TRAFFIC COUNTS 16,387/day

SALE PRICE \$550,000

NEARBY RETAILERS

Neighboring Goodyear, Rachel's Mediterranean (under construction), KeyBank, and Tim Horton's.
Adjacent to Tops Super Market, along with other nearby retailers such as Aldi, Home Depot, Delta Sonic and many more.

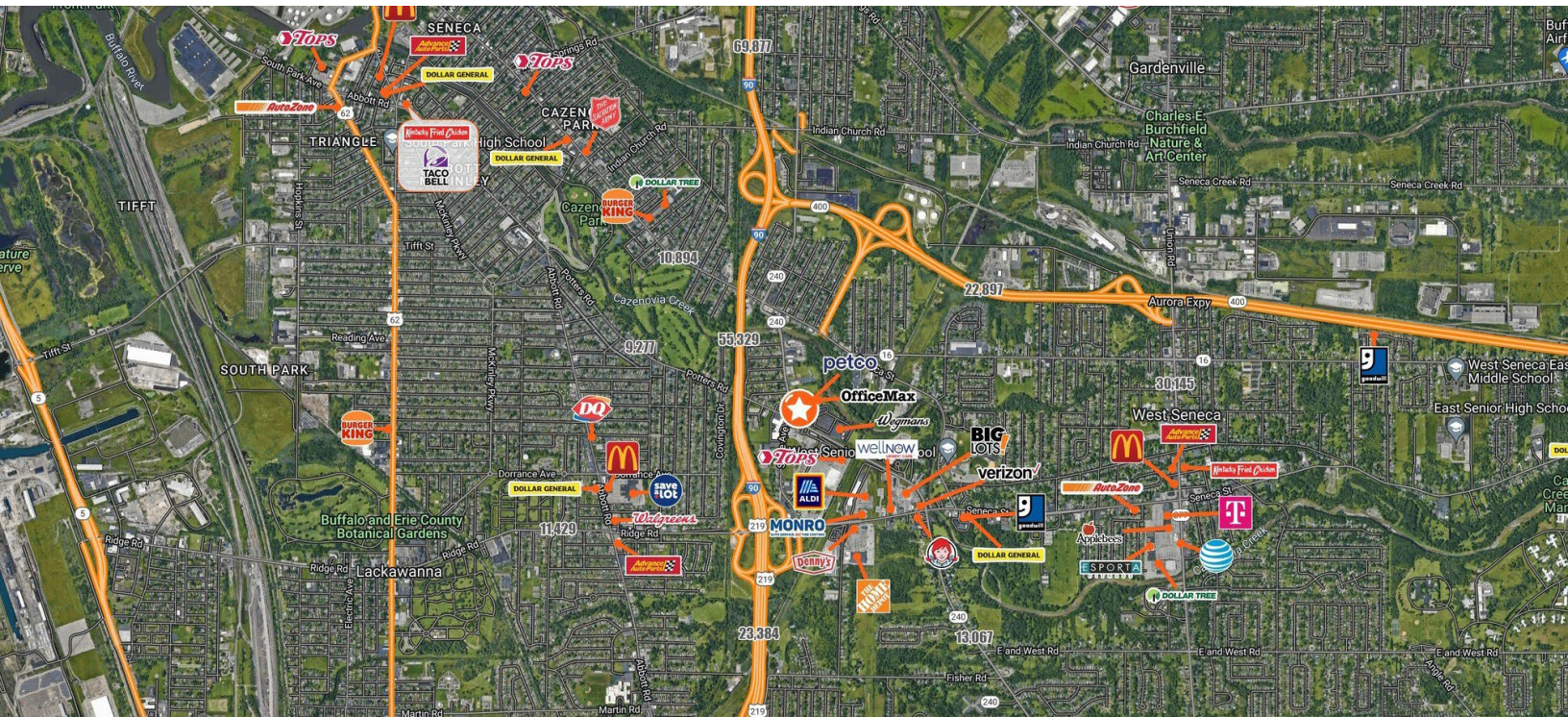


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Caliber
Commercial Brokerage

MAPS & AERIALS



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