

ORCHARD PARK NEAR NEW BILLS STADIUM SELF STORAGE FACILITY PROJECT

OFFERINGMEMORANDUM



Orchard Park Self Storage project

3678 Southwestern Blvd
Orchard Park, NY 14127

Orchard Park Self Storage

CONTENTS

01 Executive Summary

Executive Summary	3
Unit Mix Summary	4
Location Summary	6

04 Demographics

Demographics	6
--------------	---

02 Property Description

Property Features	9
Aerial Map	9
Aerial Map	10
Property Images	11



Exclusively Marketed by:

Joe McNeil
President & CEO
joeamcneil@gmail.com
813.944.8836

3678 Southwestern Blvd
Orchard Park, NY 14127

ORCHARDPARKSELFSTORAGE

01

[Executive Summary](#)

[Offering Summary](#)

[Unit Mix Summary](#)

[Location Summary](#)



- Fully Approved Self Storage Development
- 111,650 gross square feet on approximately 7.3 acres
- 700+ units proposed near New \$1.7 billion Bills Stadium
- Approved for mixed climate and non-climate self-storage, facility can be open 24/7
- Nationally recognized consultant provided A+ rating on location and market demand
- Significant re-development reimbursement (a million plus dollars) available to cover site work, pavement, foundations, and new construction buildings as well as many soft costs
- Will signify best product within 5 mile radius upon completion of the project

COST OVERVIEW

Asking Price: \$2,975,000

OFFERING SUMMARY

ADDRESS	3678 Southwestern Blvd. Orchard Park, New York 14127
COUNTY	Erie
MARKET	Western New York
RENTABLE SQUARE FEET	102,470
GROSS SQUARE FEET	111,650
LAND ACRES	7.33
NUMBER OF UNITS	TBD
TAX KEY NO.	161.06-2-15
OWNERSHIP TYPE	Fee Simple

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	6,433	50,707	145,285
2023 Median HH Income	\$74,881	\$74,513	\$67,569

Thank you for your interest in Orchard Park Self Storage, a mixed climate and non-climate controlled self storage project in a rapidly growing area of southeastern Western New York immediately up the road from the new billion and a half dollar Buffalo Bills stadium. The property consists of a metal 4700sqft building on approximately 7.33 acres at 3678 Southwestern Blvd Orchard Park NY 14127. The plans call for demolition of existing building and construction of new buildings consisting of both climate controlled units in addition to the non-climate controlled units along with a retail storefront.

In total there are proposed 730 units. The total rentable area is 102,470 SF. The gross area is 111,650 SF. The unit mix can be adjusted as desired but the current arrangement was planned by an industry expert based on existing local demand and profitability.

The Listing Price is Two Million Nine Hundred Seventy Five Thousand Dollars (\$2,975,000) for an entitled project on 7.33 acres. The sale price shall include the proprietary designs, study, PDFs of construction and architectural plans, proformas and renderings as well as the site plans and engineering product.

The Seller owns the property and will consider owner financing for the land with the buyer using the approved plan to construct some/all of the project. Terms can be discussed with interested and well qualified buyers.

ABOUT ORCHARD PARK

Orchard Park is a town in Erie County, New York. According to the Census Bureau, the population of Orchard Park in 2022 was 29,797. The town is 38.4 square miles which works out to 772.9 people per square mile. The media age in Orchard Park NY is 47, and the average household income is \$87,237. 83% of adults are college educated, and 25% of households include children.

TRAFFIC COUNTS (subject property)

21,147 vehicles per day on Southwestern Blvd (Route 20) at this site. Additionally the site is fully visible from US-219 which is a major throughfare to the Southern Tier and has an average vehicle count of 37,675 per day.

PROJECT BACKGROUND

The current 7.33 acre site underwent extensive due diligence to determine that the highest and best use of the property was climate controlled and ambient, state-of-the-art self storage. With tremendous demographics, strong traffic counts, and unmet demand in the local market this site will be a local anchor and the largest storage facility for over 5 miles. This site has received the necessary town, DOT, and other relevant approvals for development of a 111,000 square foot site to be built at once or in phases as desired. Construction can begin immediately.

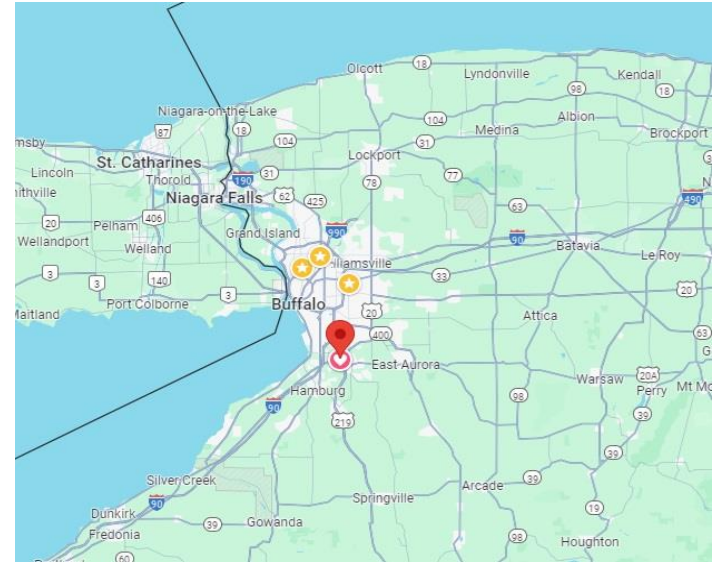
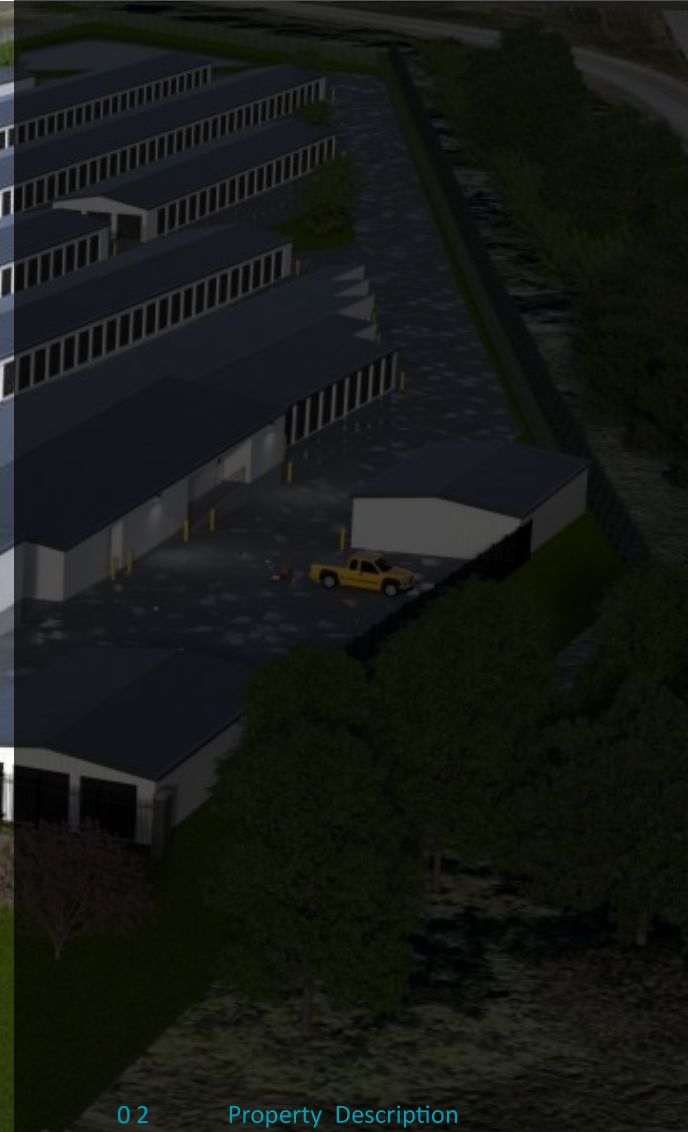


Figure 1 Reginal Location



02

Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Property Images

Site Description

NUMBER OF UNITS	730
NUMBER OF BUILDINGS	14 (proposed and approved)
RENTABLE SQUARE FEET	102,470
GROSS SQUARE FEET	111,650
LAND ACRES	7.33
# OF PARCELS	1 lot
ZONING TYPE	I-1, warehouse
PRODUCT CLASS	A
STREET FRONTAGE	Southwestern Blvd (US Route 20) with additional visibility from US Route 219
TRAFFIC COUNTS	21,147 direct frontage with an additional 37,675 visible VIA US-219

CONSTRUCTION

YEAR BUILT	1972 / Proposed
FOUNDATION	Cement with existing 4,700sqft building proposed to be demolished.
EXTERIOR	Steel Frame/Metal
PARKING SURFACE	Asphalt with existing curb cut and driveway
ROOF	Flat Rubber Membrane
FENCING	Yes- Majority of existing site is fenced

