

1.5+/- Acres Vacant Land

1742 Union Rd, West Seneca, NY 14224



DOES NOT REPRESENT ACTUAL PROPERTY

OFFERING SUMMARY

Sale Price: Call For More Details

Available SF: 1.5 Acres

Lease Rate: Call For More Details

Lot Size: 0.0 Acres

Zoning: Commercial

PROPERTY OVERVIEW

Position your next development in one of Western New York's most strategic commercial corridors. This ± 1.5 -acre parcel offers exceptional visibility and accessibility along Union Road, complete with traffic signal access—ideal for a wide range of retail, service, or mixed-use concepts. Surrounded by strong regional anchors, the property sits just north of Southgate Plaza and south of the highly trafficked Walden Galleria, ensuring consistent consumer traffic and strong demographics.

*****LISTING IMAGE DOES NOT REPRESENT ACTUAL PROPERTY*****

LOCATION OVERVIEW

Located just $\frac{1}{4}$ mile north of the New York State Route 400 (Aurora Expressway), the site provides seamless connectivity to both north and southbound traffic flows, with quick access to downtown Buffalo and the Buffalo Niagara International Airport.

PROPERTY HIGHLIGHTS

- ± 1.5 Acres available for redevelopment
- Signalized access for easy ingress/egress
- High visibility along Union Road
- Strategic infill location between major retail corridors
- Flexible options: For Sale, Ground Lease, or Build-to-Suit



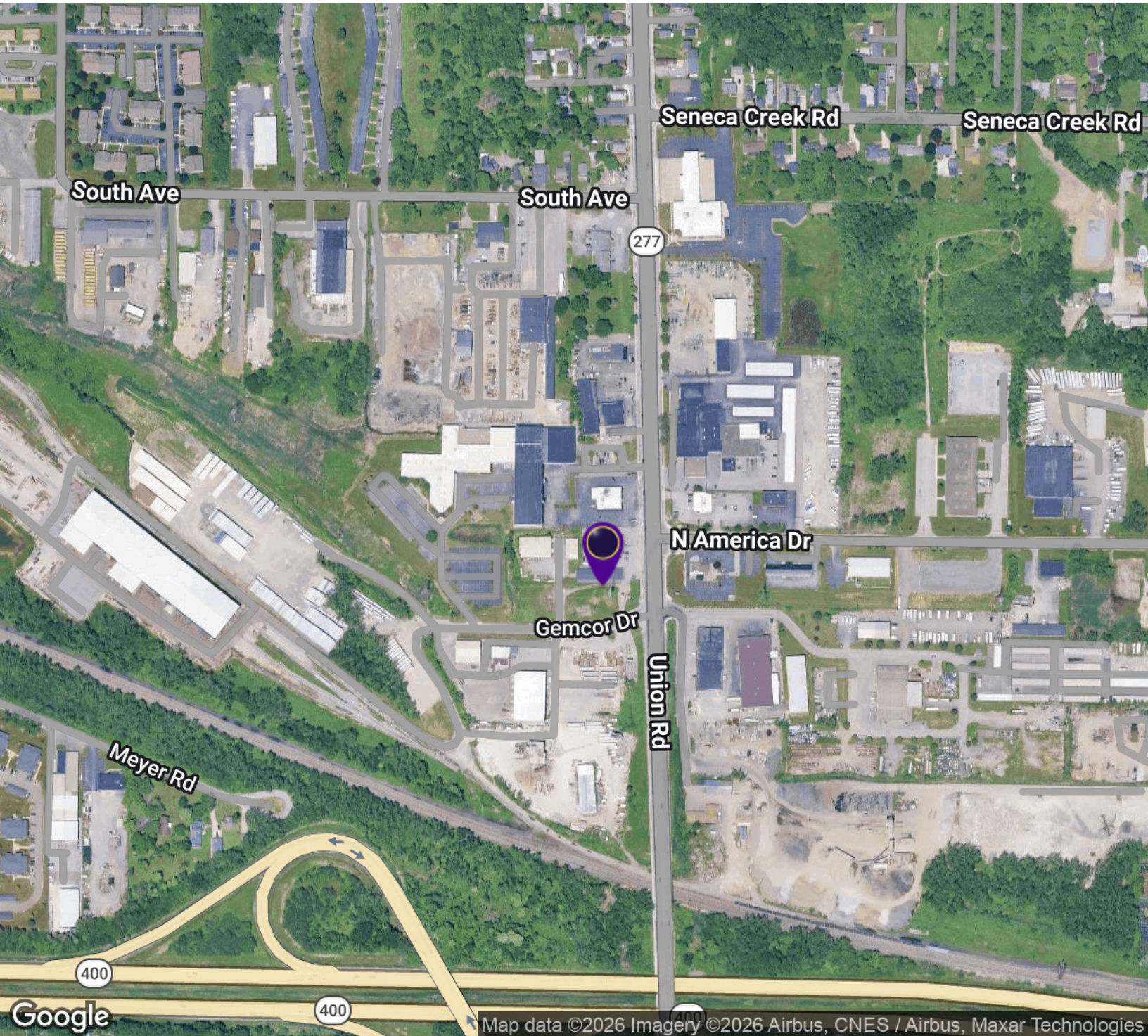
RICK RECCKIO
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4455 TRANSIT ROAD, SUITE 3B
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LOCATION MAP

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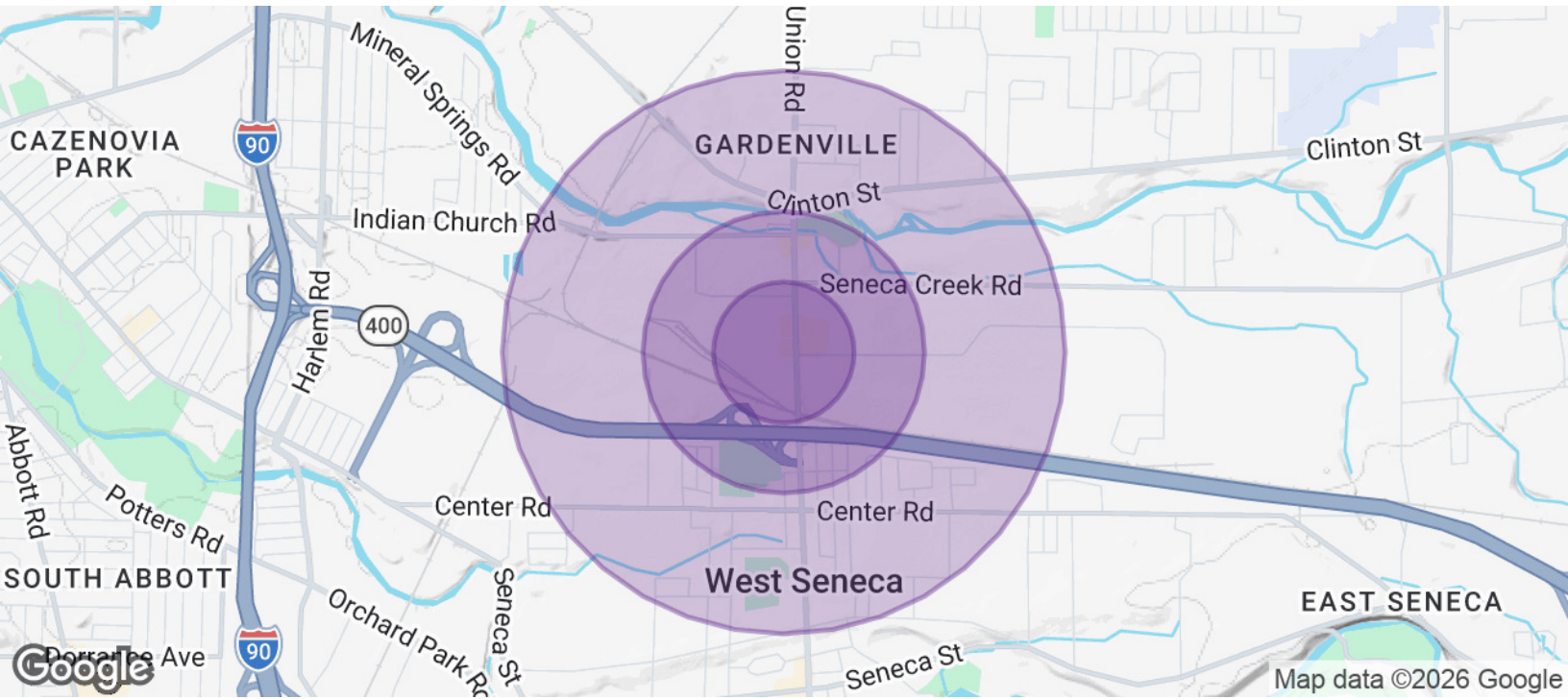


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	262	1,105	5,229
Average Age	41.7	41.6	42.8
Average Age (Male)	48.0	47.6	45.8
Average Age (Female)	37.3	37.8	42.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	135	563	2,557
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$76,238	\$73,889	\$76,797
Average House Value	\$204,055	\$198,902	\$217,042

2023 American Community Survey (ACS)



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