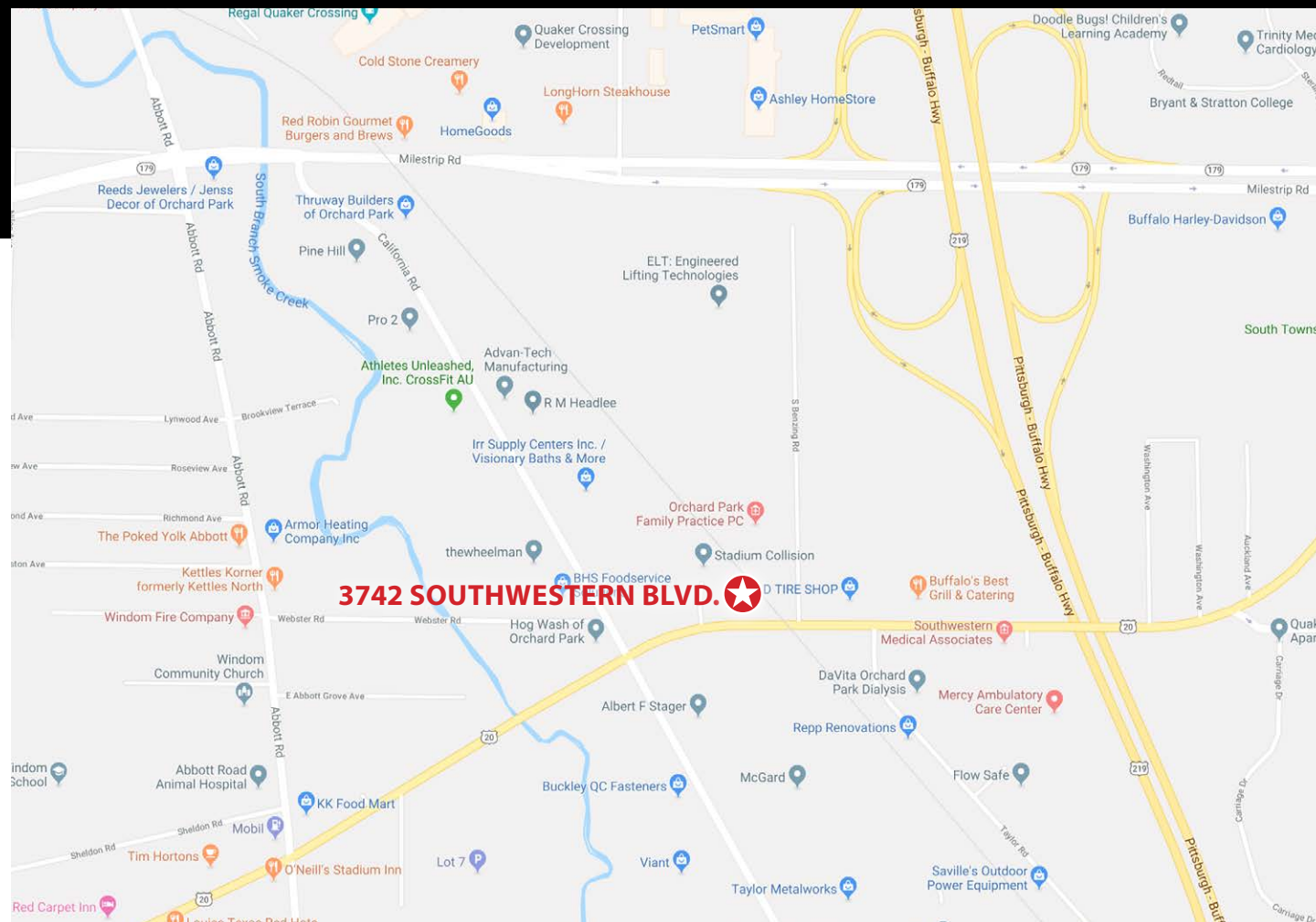


HUNT
Since 1911

COMMERCIAL

FOR SALE

3742 Southwestern Boulevard Orchard Park, NY 14127



3,748SF of retail/workshop/storage space on busy street in area of active businesses with HIGH visibility. Zoned Industrial (Mfg., car dealers, lumber yards, medical, professional offices, etc.) with 2 1/2 car attached garage w/overhead doors. Short walk to stadium. Off street parking for 80+ vehicles. Near highway exit and 20 minutes to downtown Buffalo.

HUNT
Since 1911

COMMERCIAL

HUNT Commercial Real Estate Corporation
403 Main Street, Suite 400, Buffalo, New York 14203

The information, statements, and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. All offerings subject to errors, prior sale, lease, or withdrawal without notice.

Millie Blaszczyk

Licensed Real Estate Salesperson

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mblaszczyk@huntcommercial.com

HUNT Commercial Real Estate Corporation

403 Main Street, Suite 400
Buffalo, New York 14203

HUNTCommercial.com

3742 Southwestern Boulevard Orchard Park, NY 14127

PROPERTY OVERVIEW	
Lot Size	1.00 +/- acres
Total SF	3,748 +/- SF
Year Built	1950
Stories	1
Traffic Count	17,510 ADT
Parking	On Site

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	3,186	33,631	104,287
Total Households	1,331	13,610	43,760
Ave. Annual Income	\$76,061	\$82,114	\$68,323

