

DOLLAR GENERAL PLAZA

25 Gardenville Parkway
West Seneca, NY 14224



RETAIL PROPERTY FOR LEASE



Brian Donovan
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PROPERTY DESCRIPTION

5,882 SF available space. Can be sub-divided into smaller spaces for credit tenants. Space has a wide open floor plan, at-grade overhead door, and is adjacent to a high-performing Dollar General. Multiple uses are possible at this space, including brick-and-mortar retail, appliance/equipment repair and sales shops, gym & fitness spaces, or flex concepts. Space can be made available in 30 days.

LOCATION DESCRIPTION

Dollar General Plaza is located at the signalized intersection of Union Road and Gardenville Parkway in the town of Gardenville, a town on the east side of the Buffalo, NY, MSA. Located north of Route 400/Aurora Expressway, Gardenville sits between Cheektowaga and West Seneca, with Union Road being a main north-south road (AADT over 20,000) in the MSA. Gardenville has light retail areas, with most commercial real estate focused on light industrial, distribution, and apartments. Across the street is a former shopping center that has been redeveloped into a large-scale warehouse park. Access in and out of the plaza is easy with the aforementioned signalized traffic light.

PROPERTY HIGHLIGHTS

- Open floor plan
- 16' Clear Height
- At-grade overhead door
- Landlord open to all uses and tenants

SPACES	LEASE RATE	SIZE (SF)
Available Space	Negotiable	6,332

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,247	30,587	100,527
Total Population	7,522	70,117	235,563
Average HH Income	\$58,190	\$56,651	\$54,269



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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Available Space	Available	6,332 SF	Gross	Negotiable	16' Clear Height



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Demographics	1 MI	2 MI	3 MI	10 Min
Population				
2023 Estimated Population	7,905	33,621	79,916	92,114
2028 Projected Population	7,677	33,189	79,169	91,268
2020 Census Population	7,881	33,821	80,446	92,637
2010 Census Population	7,702	33,505	78,260	89,610
2023 Median Age	45.4	46.4	43.2	43.1
Households				
2023 Estimated Households	3,918	16,079	36,520	41,759
2028 Projected Households	3,816	15,855	36,126	41,319
2020 Census Households	3,859	15,964	36,263	41,435
2010 Census Households	3,577	15,425	34,909	39,525
Race and Ethnicity				
2023 Estimated White	81.7%	87.4%	86.2%	86.6%
2023 Estimated Black or African American	9.7%	6.5%	6.8%	6.4%
2023 Estimated Asian or Pacific Islander	4.0%	2.2%	1.8%	1.8%
2023 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%	0.3%
2023 Estimated Other Races	4.4%	3.8%	5.0%	4.9%
2023 Estimated Hispanic	4.7%	3.5%	4.9%	4.9%
Income				
2023 Estimated Average Household Income	\$75,482	\$80,759	\$83,577	\$86,328
2023 Estimated Median Household Income	\$63,784	\$66,108	\$65,543	\$66,784
2023 Estimated Per Capita Income	\$37,616	\$38,721	\$38,287	\$39,231
Education (Age 25+)				
2023 Estimated High School Graduate	29.3%	30.7%	31.3%	31.0%
2023 Estimated Some College	23.2%	21.4%	20.5%	19.9%
2023 Estimated Associates Degree Only	10.7%	12.7%	13.5%	13.6%
2023 Estimated Bachelors Degree Only	23.8%	19.9%	17.6%	18.0%
2023 Estimated Graduate Degree	8.6%	9.1%	9.3%	10.1%
2023 Estimated College Graduate	0.663	0.631	0.609	0.616
Business				
2023 Estimated Total Businesses	255	824	2,192	2,822
2023 Estimated Total Employees	3,825	11,184	29,478	41,286
2023 Estimated Employee Population per Business	15.0	13.6	13.4	14.6
2023 Estimated Residential Population per Business	31.0	40.8	36.5	32.6



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