

# 3977 SENECA ST & UNION RD

3977 Seneca St & Union Rd  
Buffalo, NY 14224



## PROPERTY DESCRIPTION

Retail sublease. Lease expires on 12/31/28.

## LOCATION DESCRIPTION

The available sublease is located in Southgate Plaza, which is just fifteen minutes away from downtown Buffalo, twenty minutes away from Canada and only minutes away from connecting communities. Southgate Plaza adds new meaning to the word "Accessible." with three Expressway exits (the I-90, Route 400, and Route 219) right in West Seneca for thousands of potential shoppers to reach the plaza.

## PROPERTY HIGHLIGHTS

- Sublease
- Located in a large and vibrant shopping center
- Close to multiple highways

SPACES	LEASE RATE	SIZE (SF)
Retail Sublease	\$7.00 SF/yr	5,070

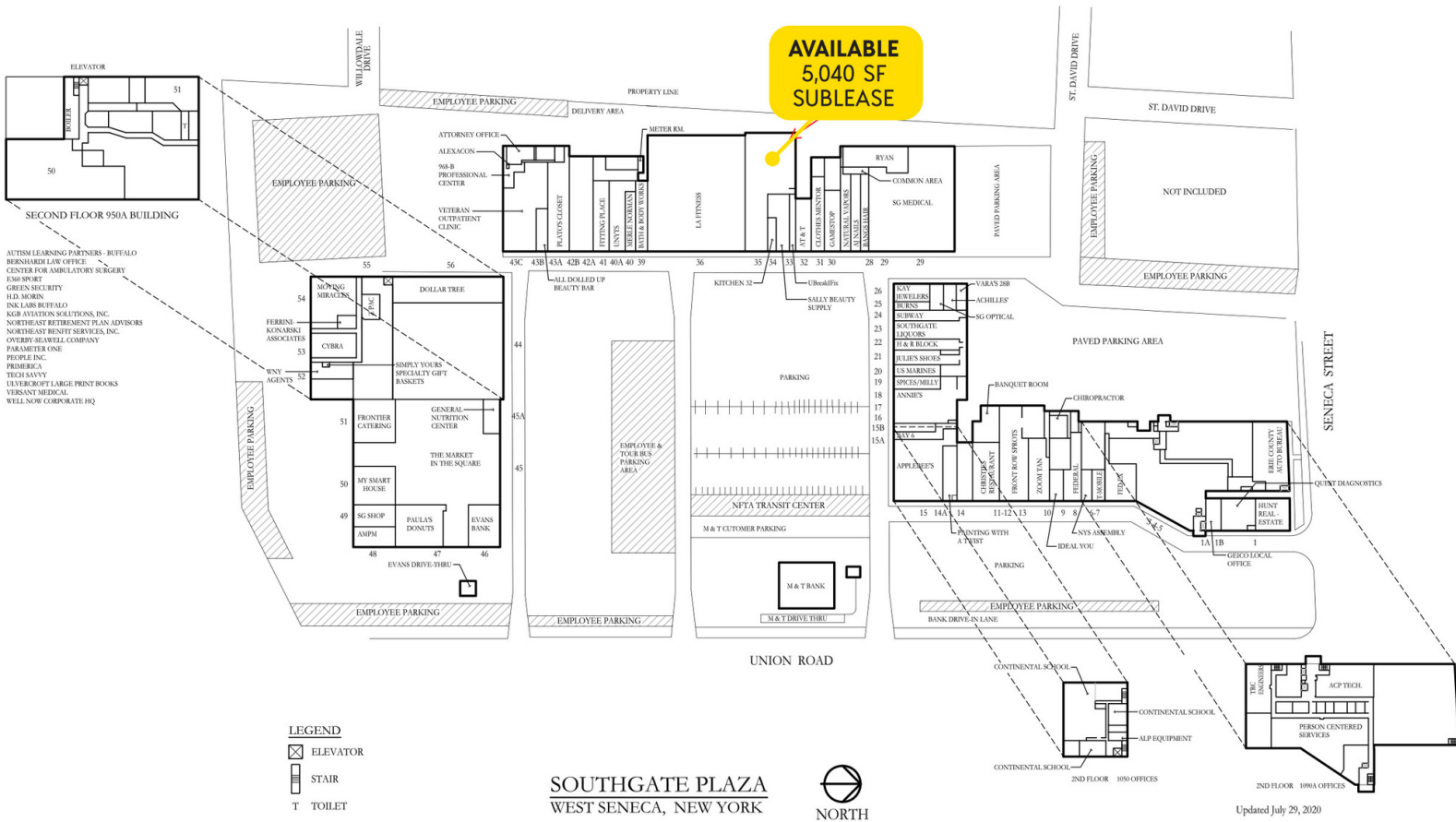


**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934



# 3977 SENECA ST & UNION RD

3977 Seneca St & Union Rd  
Buffalo, NY 14224



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,070 SF	Lease Rate:	\$7.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Retail Sublease	Available	5,070 SF	NNN	\$7.00 SF/yr	NNN are \$3.57/PSF

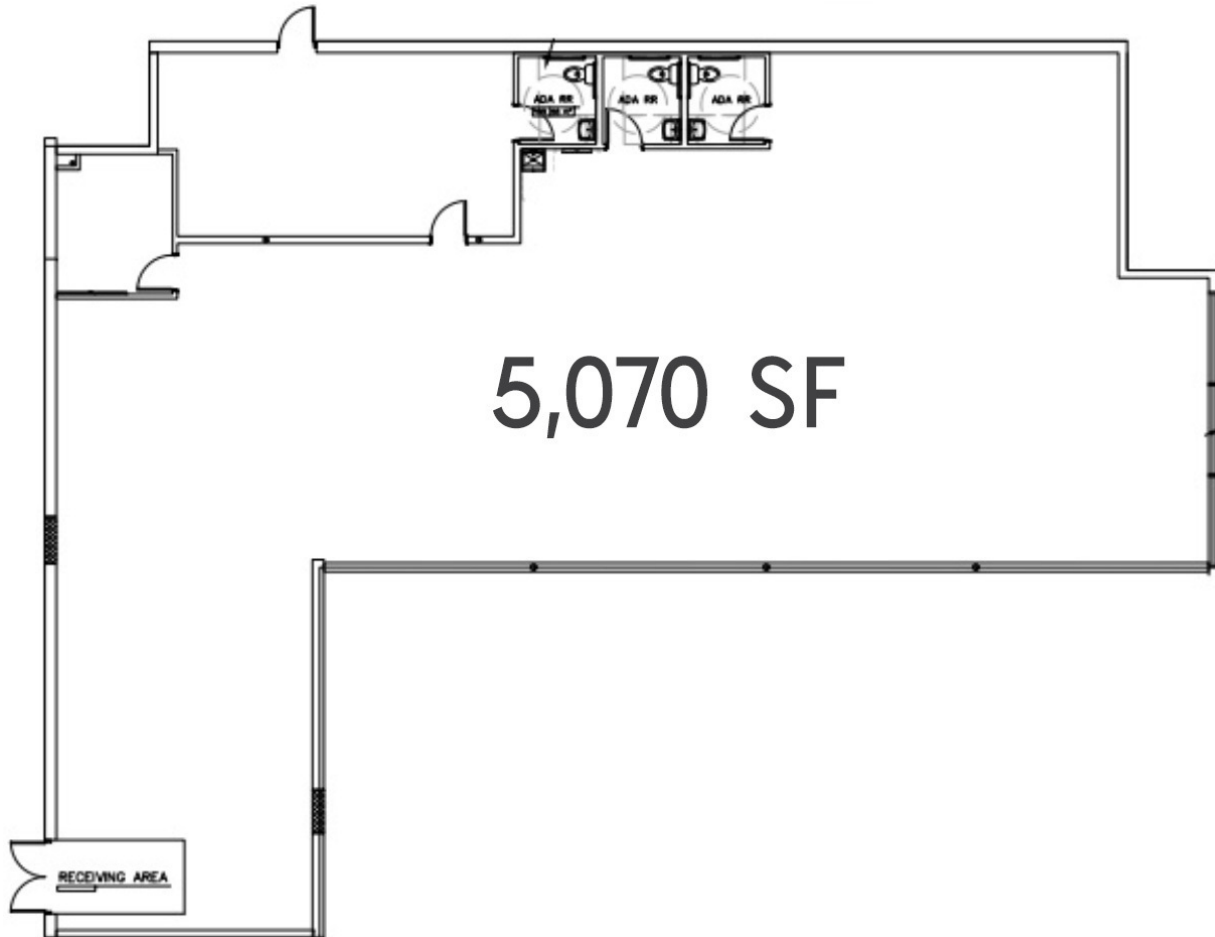


**Brian Donovan**  
716.998.2943 | brian@donovanres.com  
460 East Ave, Rochester, NY 14607  
www.donovanres.com  
NY #10491202934



# 3977 SENECA ST & UNION RD

3977 Seneca St & Union Rd  
Buffalo, NY 14224



Floor Plan - Space is 5,070 SF



**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934



# 3977 SENECA ST & UNION RD

3977 Seneca St & Union Rd  
Buffalo, NY 14224



**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934



3977 SENECA ST & UNION RD

3977 Seneca St & Union Rd  
Buffalo, NY 14224

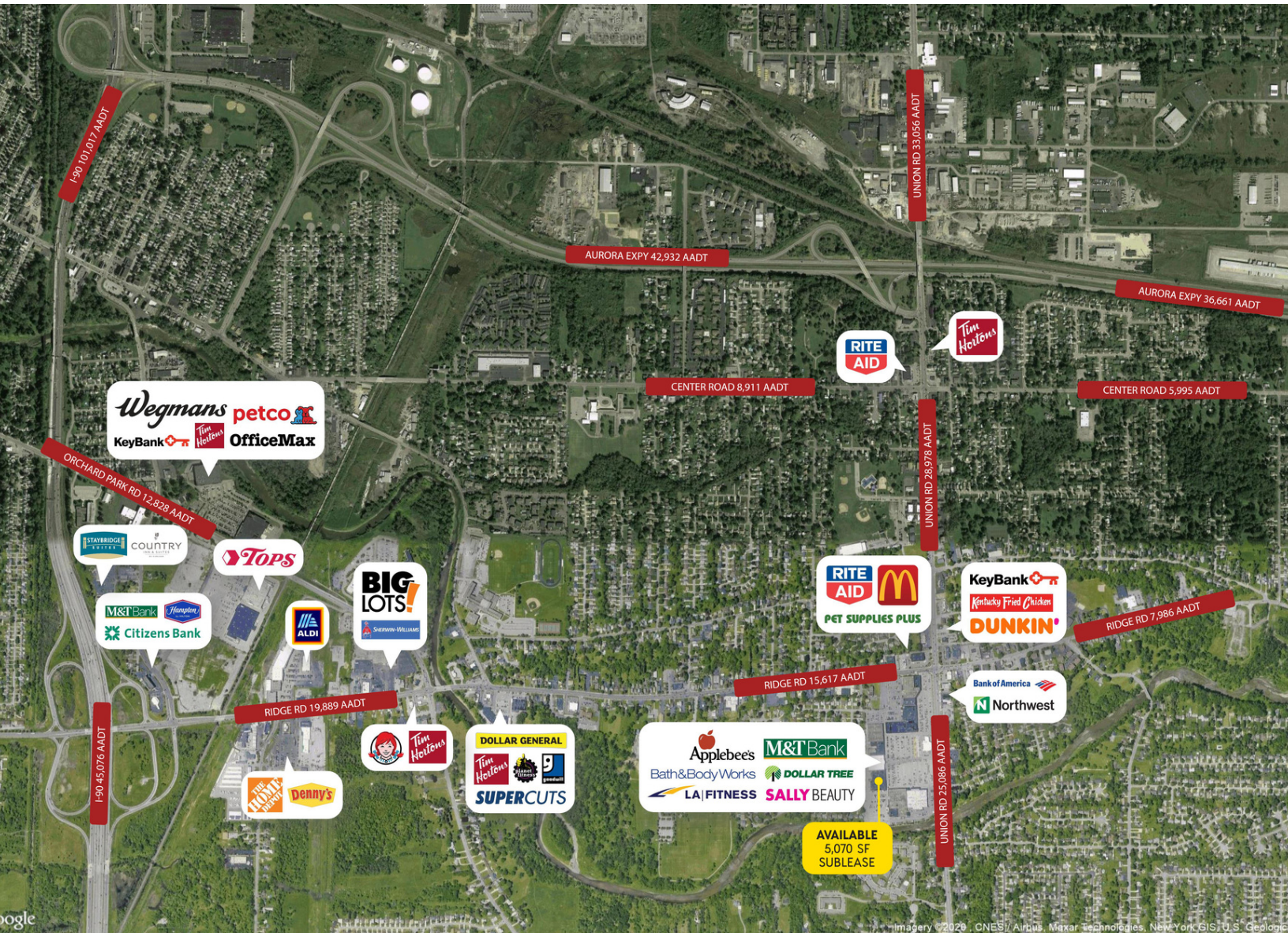


**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934



# 3977 SENECA ST & UNION RD

3977 Seneca St & Union Rd  
Buffalo, NY 14224



**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934



# 3977 SENECA ST & UNION RD

3977 Seneca St & Union Rd  
Buffalo, NY 14224



**Brian Donovan**  
716.998.2943 | brian@donovanres.com  
460 East Ave, Rochester, NY 14607  
www.donovanres.com  
NY #10491202934

