

FOR SALE

Gas Station with 1.38 ± Acres

Caliber
Commercial Brokerage



Highmark Stadium Corridor Property

3856 Southwestern Blvd , Orchard Park 14127

High-Visibility Retail Gas Station / Redevelopment Site
Across From Buffalo Bills Stadium

building relationships.
maximizing potential.

PROPERTY SUMMARY

3856 Southwestern Blvd, Orchard Park, NY 14127



OFFERING SUMMARY

Property Address	3856 Southwestern Blvd & O Sheldon Rd
County	Erie
MSA	Buffalo-Cheektowaga NY
Property Type	Retail/Redevelopment
Building Size	1,881+ SF
Lot Size:	1.38 +/- Acres
Traffic Counts	Southwestern Blvd: 21,024/ vpd Abbott Rd: 12,777/vpd
Sale Price	Upon Request

PROPERTY HIGHLIGHTS

- High-visibility 1.38-acre corner parcel at Abbott Rd & Southwestern Blvd, directly across from Highmark Stadium, future \$1.6B home of the Buffalo Bills.
- Currently an income-producing gas/convenience station, offering immediate cash flow with long-term redevelopment potential.
- Flexible zoning and strong development momentum tied to the new stadium support retail, restaurant, or mixed-use projects.
- Prime location: one mile from McKinley Mall, adjacent to SUNY Erie South Campus, and surrounded by national retailers and restaurants.
- Excellent accessibility with Southwestern Blvd frontage (22,640+ vehicles per day) and quick I-90 access via Exit 56.
- Strong Orchard Park demographics within 5 miles, with an average household income over \$105,000.

STADIUM CORRIDOR DEVELOPMENT

3856 Southwestern Blvd, Orchard Park, NY 14127

CONCEPT SITE PLAN

- A NEW STADIUM
- B AUXILIARY BUILDING
- C NEW PARKING @ HIGHMARK STADIUM
- D EXISTING PARKING TO REMAIN
- E EXISTING BUILDING TO REMAIN
- F EXISTING EDUCATIONAL BUILDING TO REMAIN



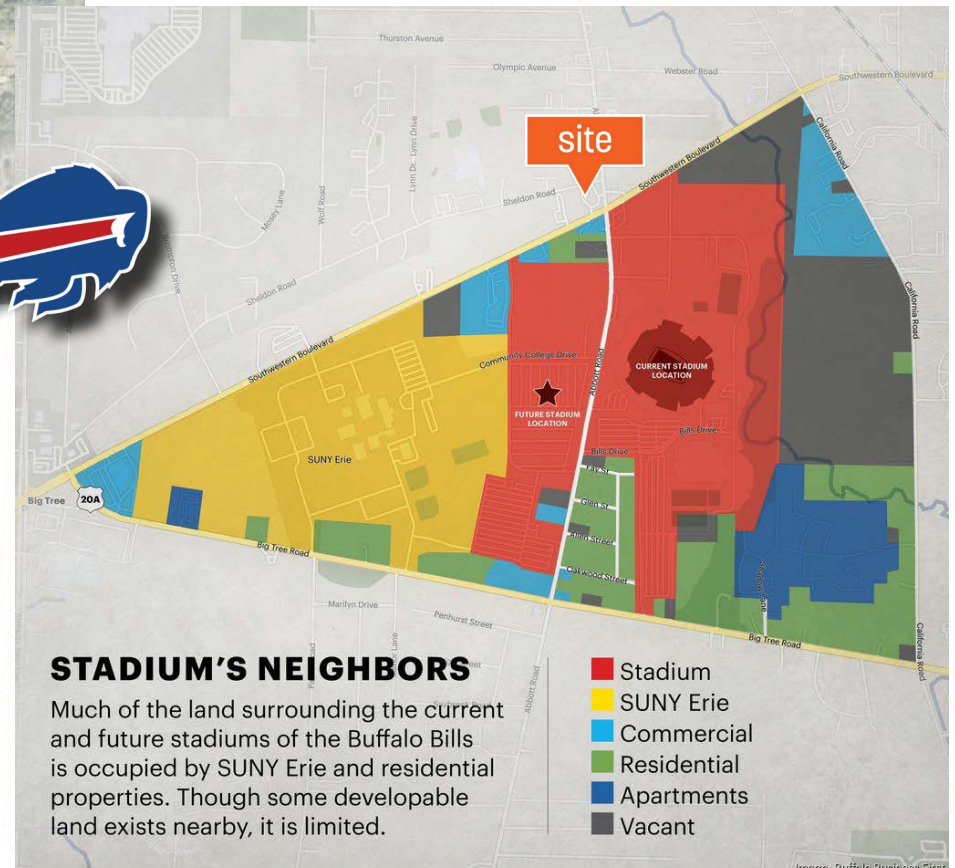
WHERE WOULD YOU RATHER BE THAN HERE RIGHT NOW?

This parcel sits directly across the street from the future home of the Buffalo Bills' new \$1.6B Highmark Stadium, opening 2026. With 60,000+ fans on game days and year-round development on the rise, this location is no longer just Orchard Park - it's Buffalo's new front door for sports, entertainment, and growth.



WHY THIS PROPERTY MATTERS

- **High Performing Gas Station:** Existing business and customer base
- **Front-Row Location:** High visibility on event days, with huge foot traffic potential
- **Zoning Momentum:** Town proposing rezoning for retail, hotels, restaurants, and mixed-use
- **Developer Activity Nearby:** Residential subdivisions, infrastructure upgrades, and commercial interest already moving in
- **Rare Scalability:** Perfect for investors looking to capitalize on



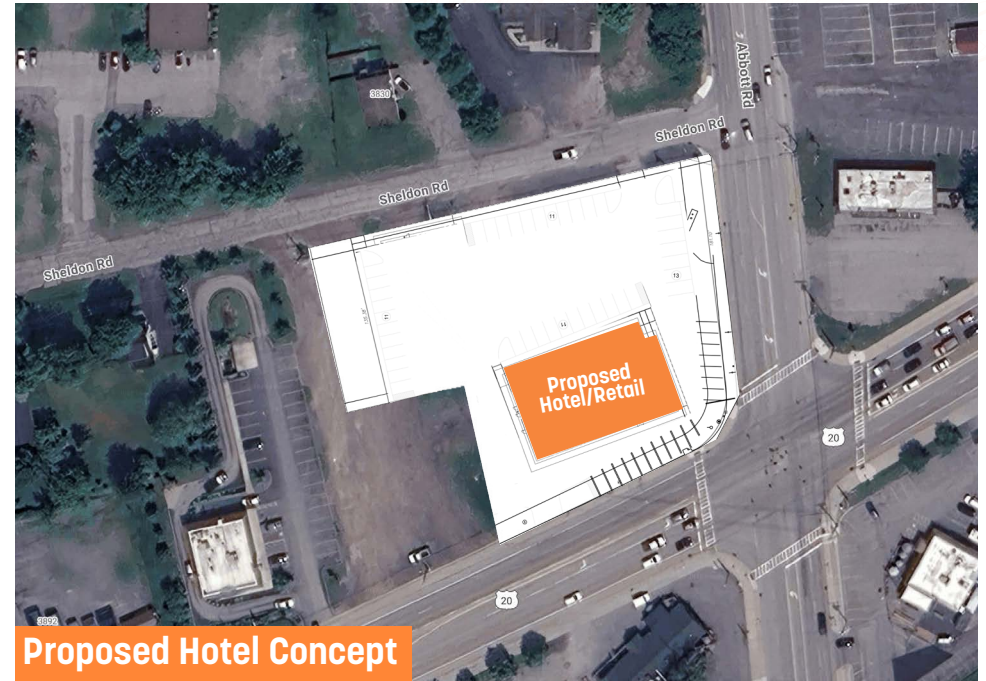
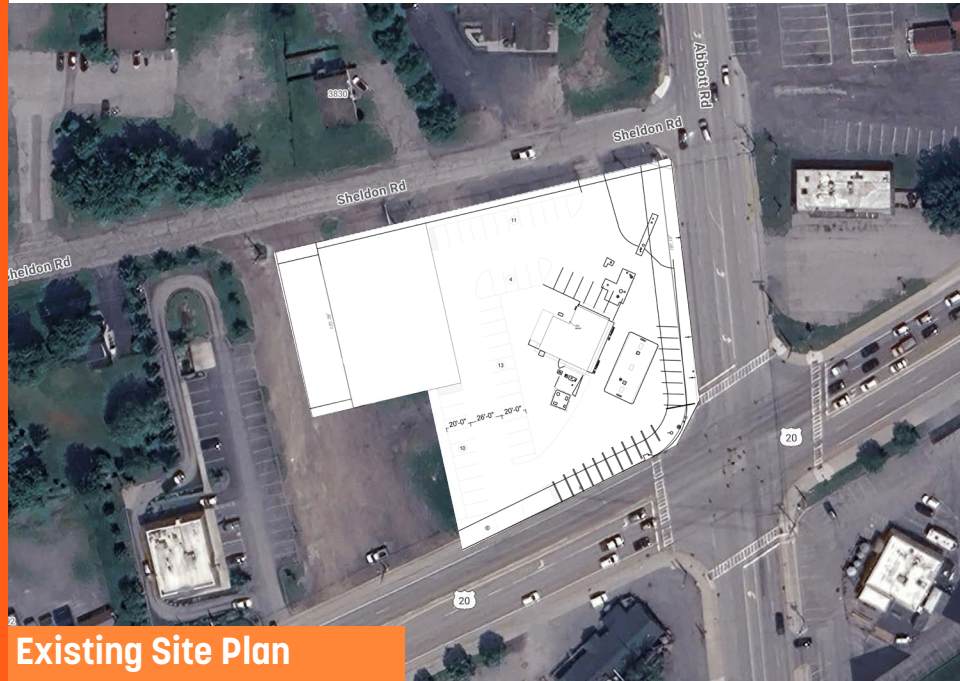
STADIUM'S NEIGHBORS

Much of the land surrounding the current and future stadiums of the Buffalo Bills is occupied by SUNY Erie and residential properties. Though some developable land exists nearby, it is limited.

- Stadium
- SUNY Erie
- Commercial
- Residential
- Apartments
- Vacant

SITE PLAN (PROPOSED/CONCEPT)

3856 Southwestern Blvd, Orchard Park, NY 14127



SITE PHOTO (EXISTING)

3856 Southwestern Blvd, Orchard Park, NY 14127

Land Plus Business Available



SITE PHOTO (PROPOSED/CONCEPT)

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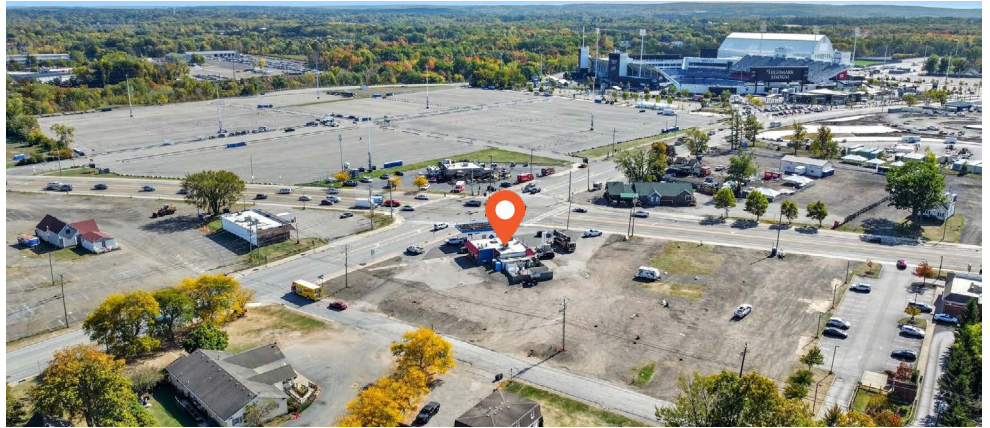
BIRDSEYE AERIAL

3856 Southwestern Blvd, Orchard Park, NY 14127



PROPERTY PHOTOS

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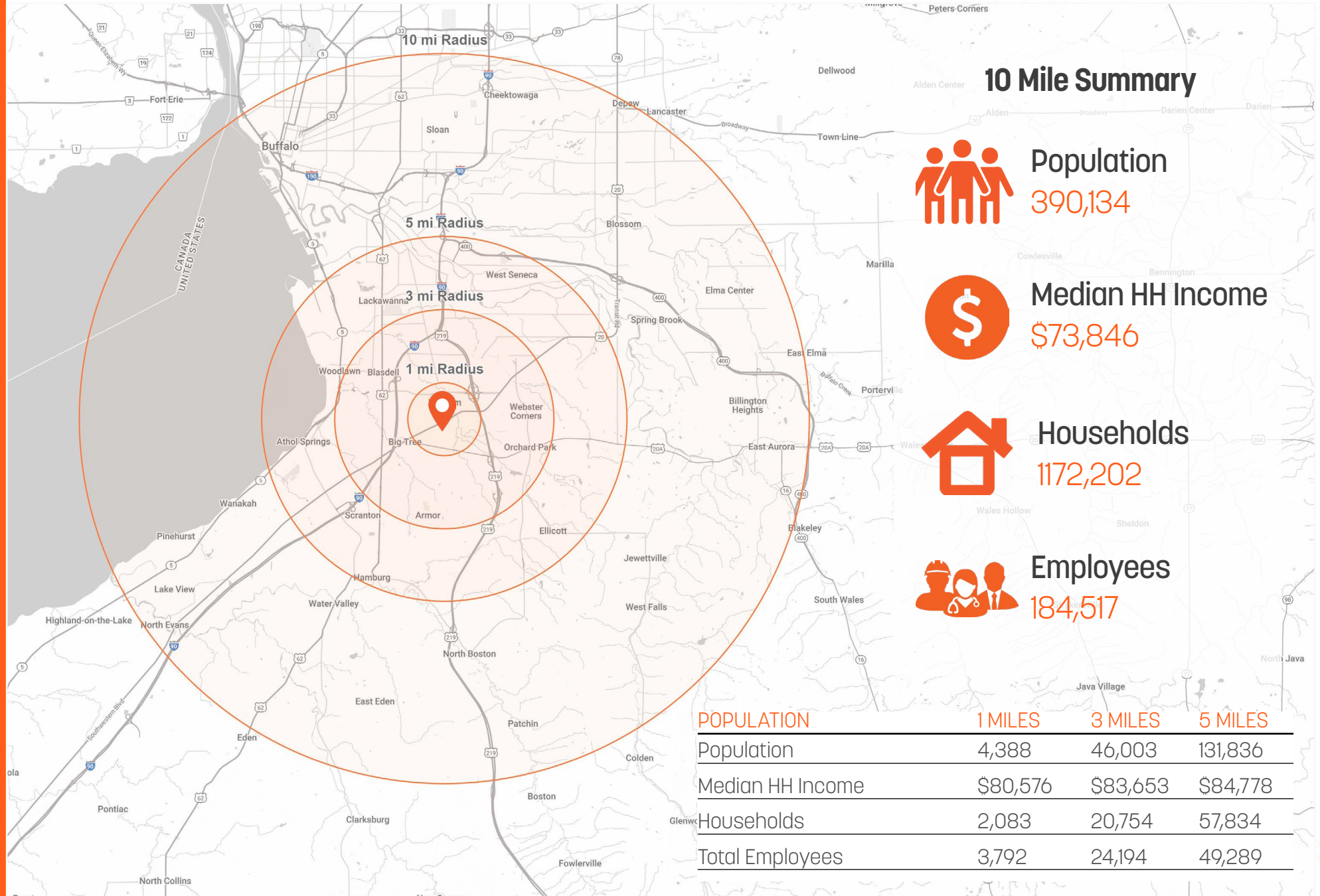
MARKET AERIAL

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DEMOGRAPHICS SUMMARY

3856 Southwestern Blvd, Orchard Park, NY 14127



EXCLUSIVELY REPRESENTED BY

3856 Southwestern Blvd, Orchard Park, NY 14127



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building relationships.
maximizing **potential.**

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