

# Vacant Land with Approved Plans

1590 Southwestern Blvd, West Seneca, NY 14224



## OFFERING SUMMARY

Sale Price: Call for More Details

Available SF: 10,500 SF

Lease Rate: Call for More Details

Lot Size: 1.3 Acres

Zoning: Commercial

## PROPERTY OVERVIEW

Introducing a prime opportunity at 1590 Southwestern Blvd, West Seneca, NY! This impressive property boasts a sought-after corner location with access from two streets, offering unparalleled visibility and accessibility. With commercial zoning and the flexibility to accommodate various uses, including a restaurant with a drive-through, retail space, or office setup, this site is a canvas for your next business venture. With town approved plan for a plaza with a drive-thru or a single tenant use. Build-to-suit development potential means that all reasonable offers will be considered. Don't miss your chance to secure a strategic location for your business in this thriving area.

## LOCATION OVERVIEW

Prime corner location and borders Orchard Park in the Town of West Seneca on the corner of Leydecker Rd. Minutes from the 400 expressway and McKinley Parkway.

## PROPERTY HIGHLIGHTS

- Approved plans
- Access from two streets
- Conveniently Located
- Corner Location
- Build to Suit Development Site
- All Reasonable Offers Considered



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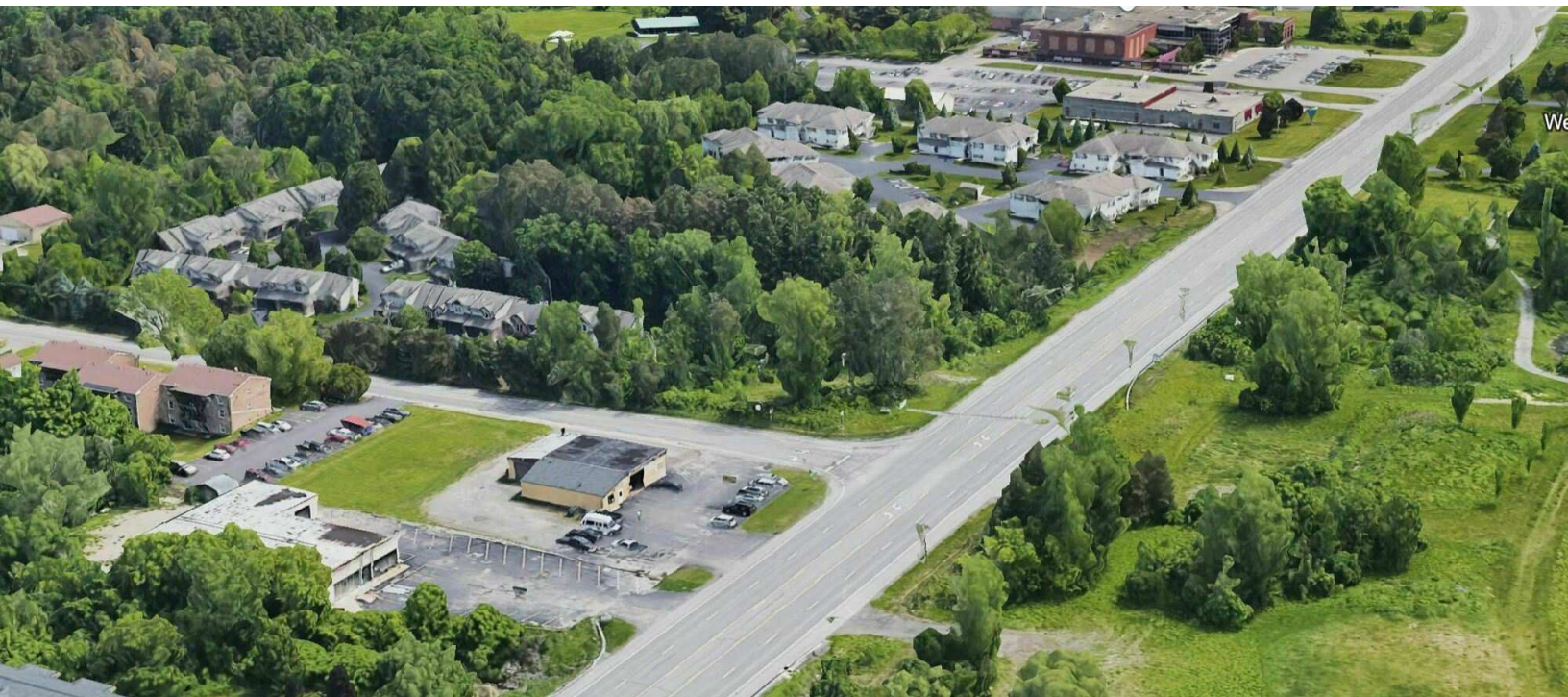
4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
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ADDITIONAL PHOTOS

# Vacant Land with Approved Plans

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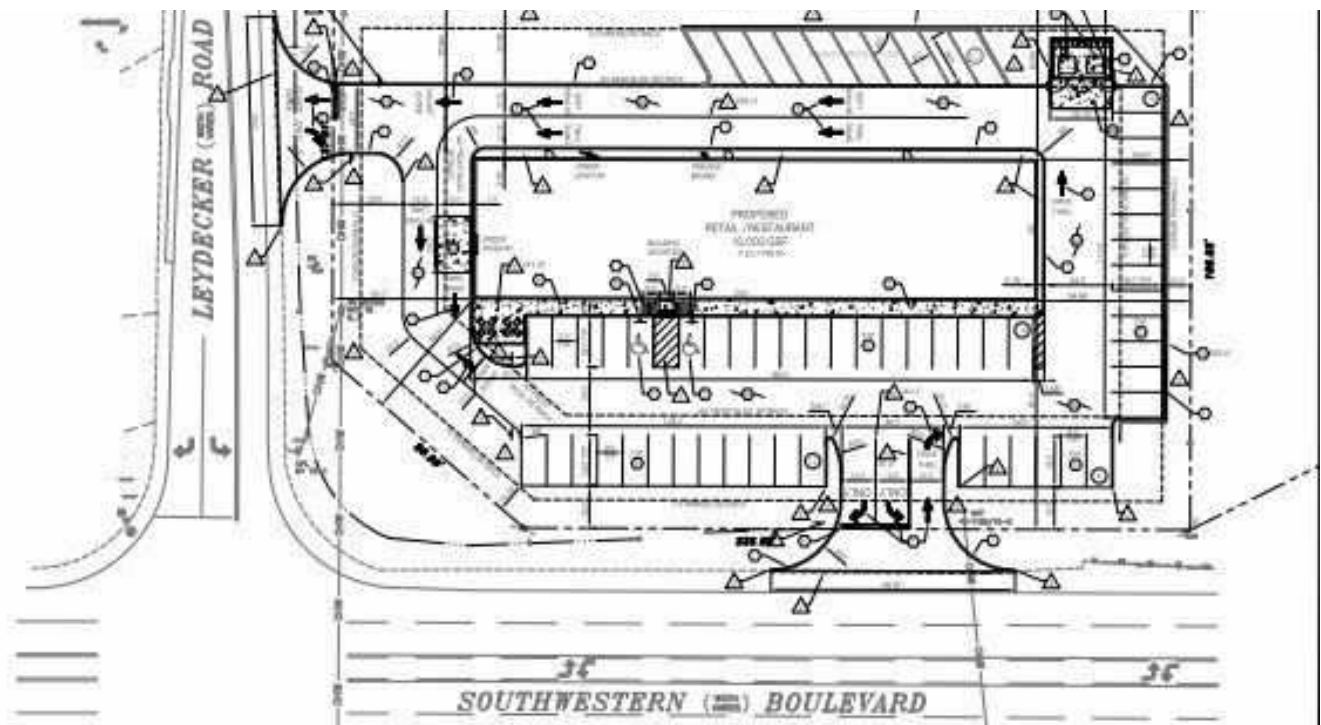
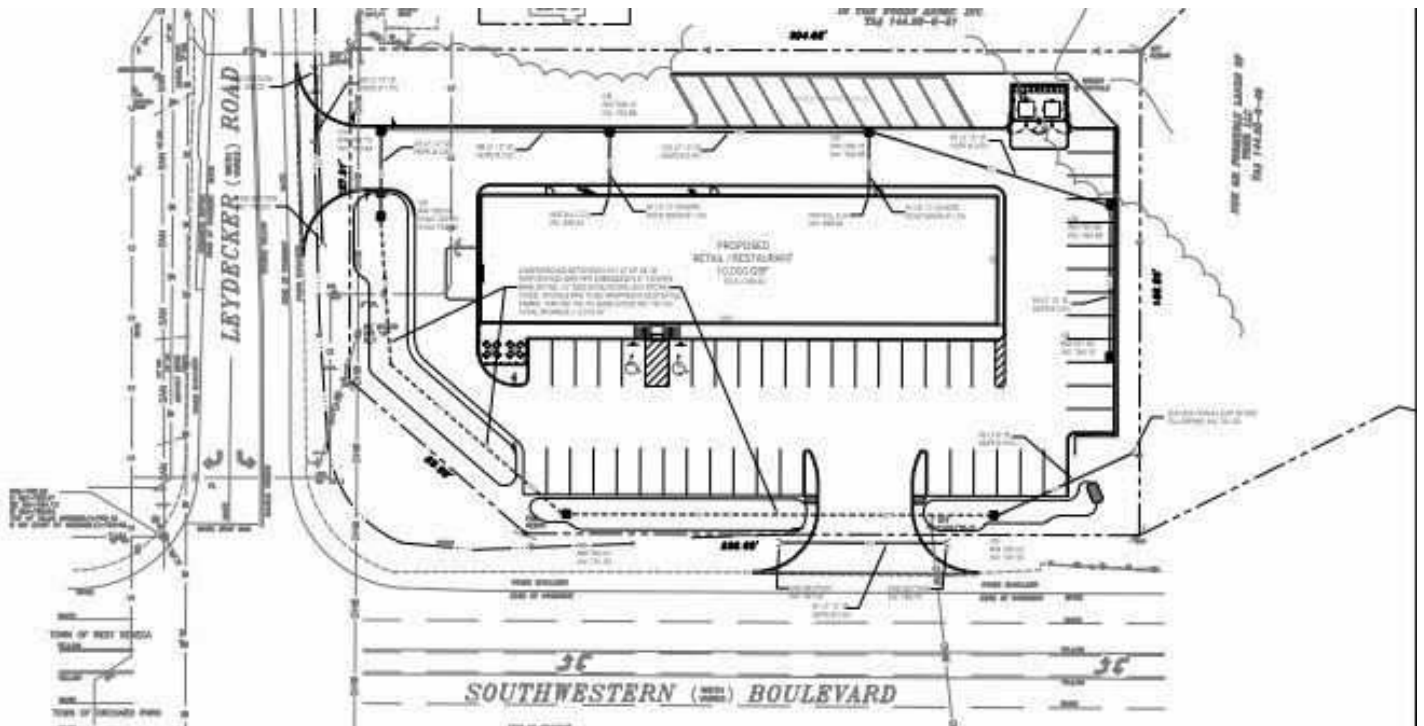
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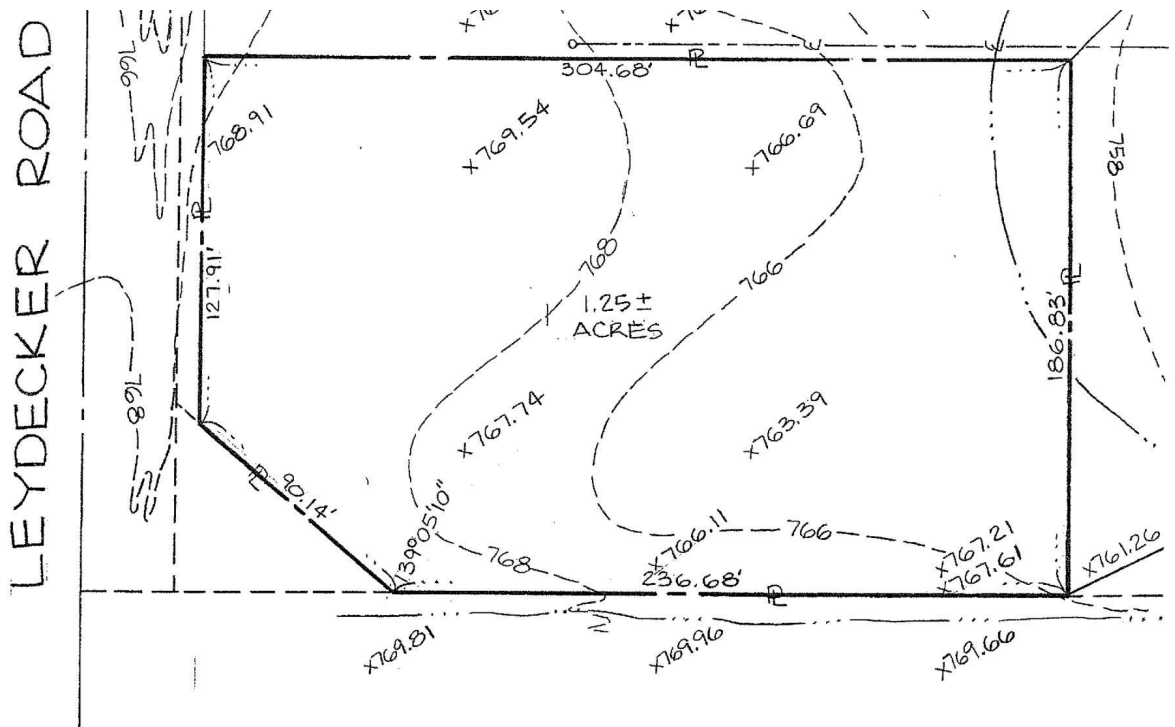
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## Erie County On-Line Mapping Application



Southwestern Blvd

Leydecker Rd

Site

0 378.17 752.3 Feet

WGS 1984 Web Mercator Auxiliary Sphere

ERIE COUNTY  
DEPARTMENT OF ENVIRONMENT & PLANNING  
OFFICE OF GIS

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



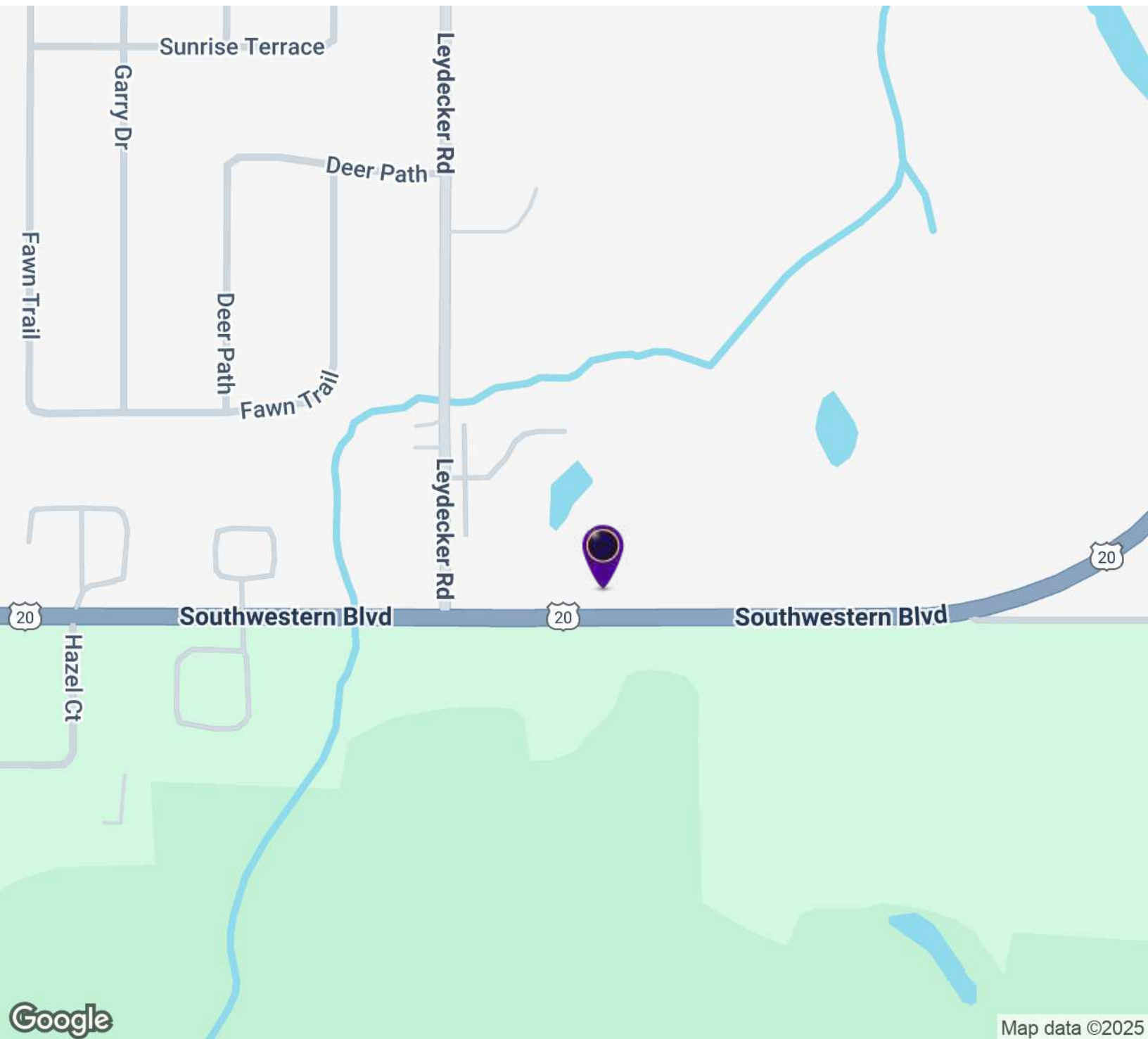
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## LOCATION MAP

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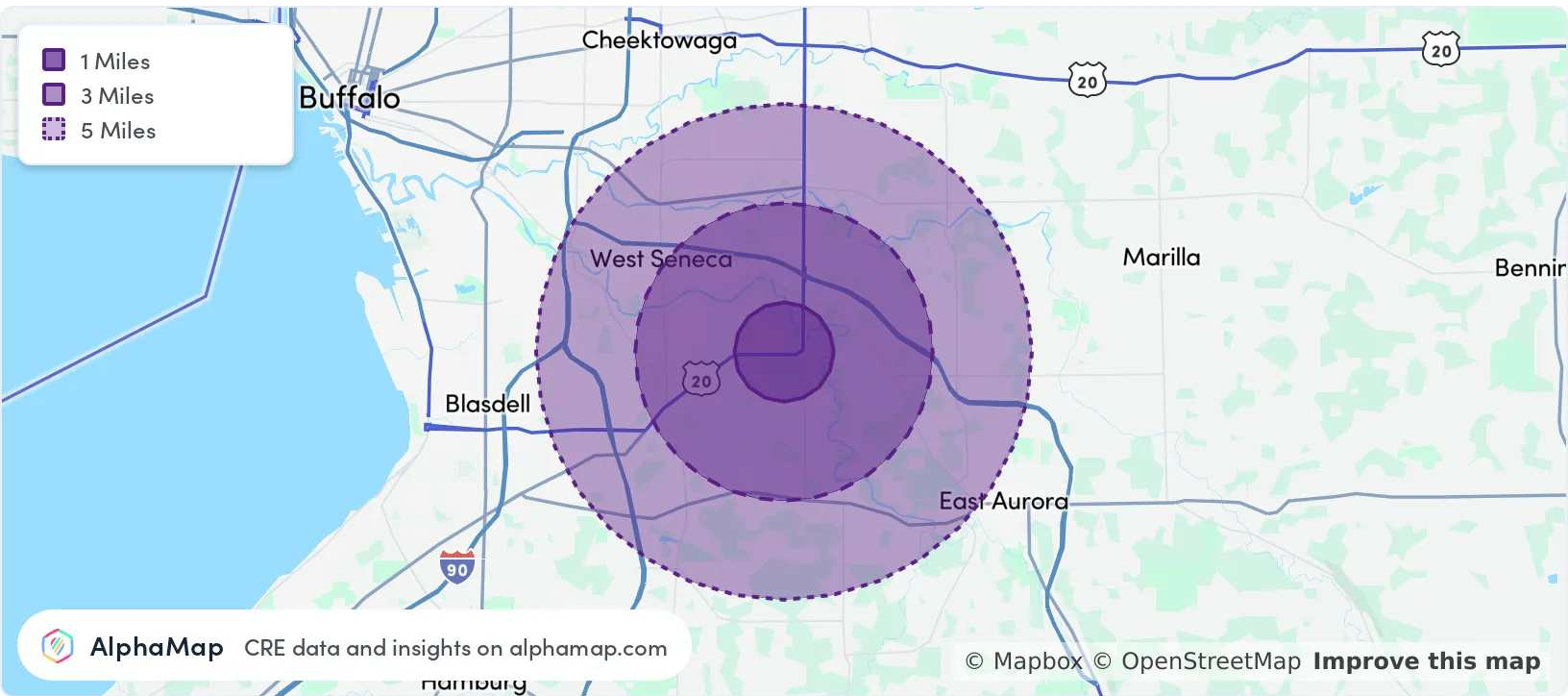
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## AREA ANALYTICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,811	27,184	102,302
Average Age	45	46	45
Average Age (Male)	44	44	43
Average Age (Female)	46	47	46
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,612	11,531	44,318
Persons per HH	2.4	2.4	2.3
Average HH Income	\$108,959	\$114,575	\$106,265
Average House Value	\$333,794	\$337,202	\$306,620
Per Capita Income	\$45,399	\$47,739	\$46,202

Map and demographics data derived from AlphaMap



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