

FOR LEASE 3510 Amelia Drive

Orchard Park, New York

## 2,000 SF QUAKER CROSSING OUTPARCEL OPPORTUNITY

## **ORCHARD PARK RETAIL OPPORTUNITY**

BUILDING FEATURES	
Building Size	6,375 <u>+</u> Sq. Ft.
Total Available	2,000 <u>+</u> Sq. Ft.
Parking	Shared Parking, 68 <u>+</u> Cars

## **Property Highlights**

- Outparcel opportunity at Quaker Crossing
- Co-tenants include AT&T and Subway
- 2,000 <u>+</u> Sq. Ft. available
- Ample parking on-site via shared lot
- Great visibility from Milestrip Road
- Easy access to 219
  Expressway

For more information, contact:

RICHARD J. SCHECHTER Associate Real Estate Broker 716.316.4040 - cell rschechter@pyramidbrokerage.com

14 Lafayette Square Suite 1900 Buffalo, New York 14203 phone: +1 716 852-7500 • Excellent tenant mix at very successful Power Center including: Ashley HomeStore, HomeGoods, Marshalls, PetSmart, Famous Footwear, Orville's Home Appliances, Long Horn Steakhouse, Target, Kohl's, Regal Cinemas, and more

Ideal for: office user, medical, retailer, restaurant



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,010	49,471	141,066
Average Household Income	\$67,662	\$75,511	\$74,716

TRAFFIC COUNTS

Milestrip Road

pyramidbrokerage.com

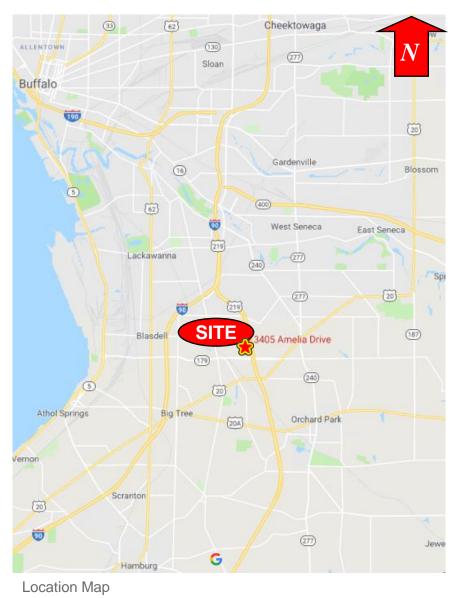
25,087 AADT

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Plaza Aerial + Co-Tenants

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