



OFFICE / RETAIL / MIXED-USE

**3326-3356 Southwestern Blvd.**  
Orchard Park, NY

Office / Retail / Mixed-Use / For Lease

**6,500 ± SQ. FT. OFFICE / MIXED-USE / RETAIL FOR LEASE**

BUILDING FEATURES	
Total Building Size	30,634 ± Sq. Ft.
Total Available	6,500 ± Sq. Ft.
Parking	Surface Lot

**Property Highlights**

- Up to 6,500 ± Sq. Ft. mixed-use / retail space available for lease
- Four suites ranging from 1,143 ± Sq. Ft. to 3,650 ± Sq. Ft.
- Competitive lease rates
- Nice tenant mix
- Ample parking on-site
- Easily accessible location on Southwestern Boulevard in Orchard Park, NY
- Professionally managed
- Easy access to all of WNY
- Proximate to the Southwestern Boulevard / Milestrip Road intersection
- Many area amenities located immediately nearby including: retail plazas and community centers, big box and area retail, restaurants, fast food, car dealerships, and more
- Ideal for: professional office, medical office, community service organizations, retail stores



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,642	46,307	131,025
Average Household Income	\$95,933	\$94,408	\$83,319



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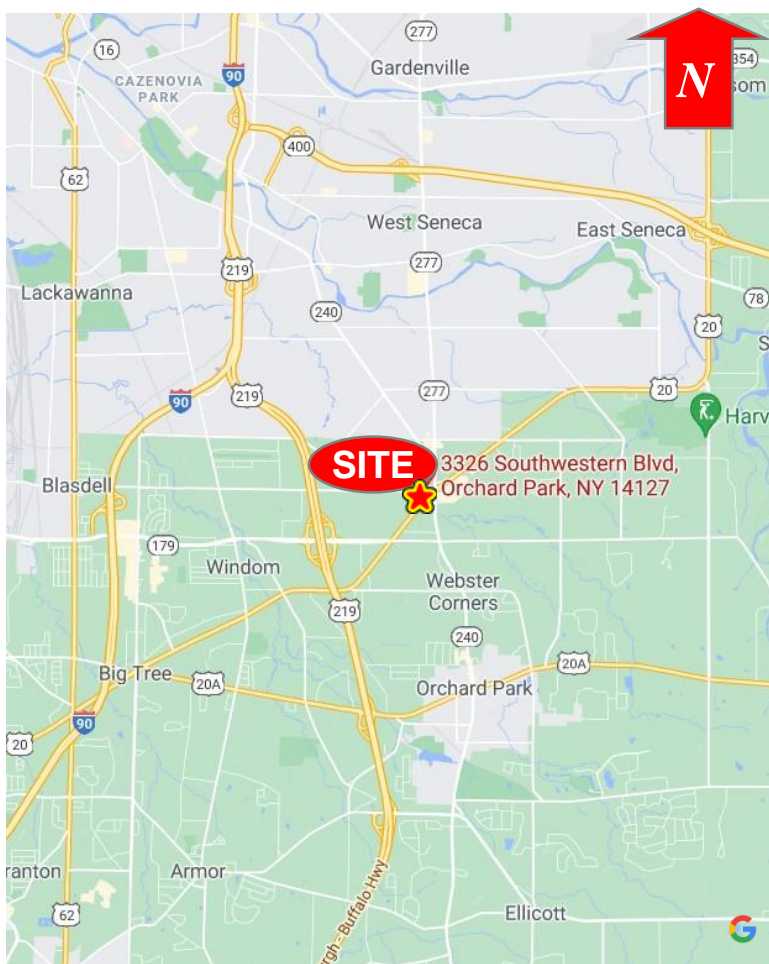
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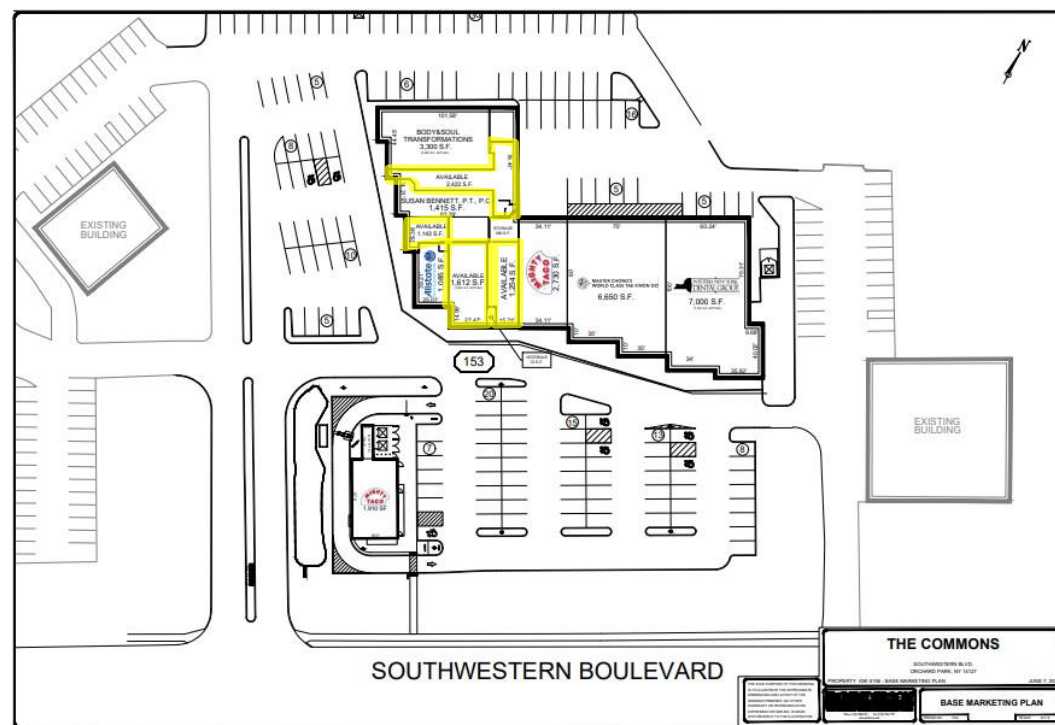
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Location Map



Floor Plan

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Pyramid Brokerage Company

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Property Photos

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