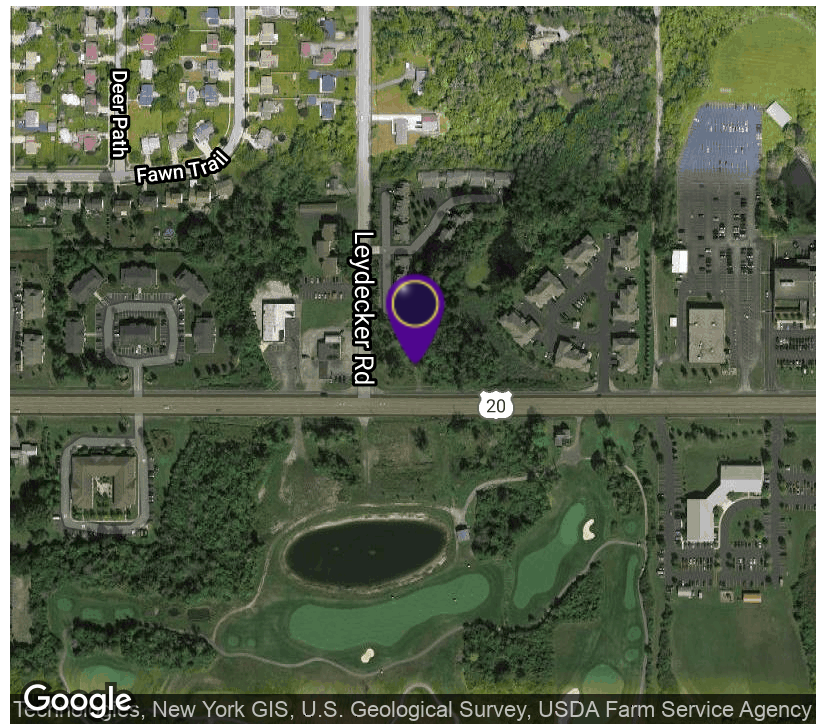
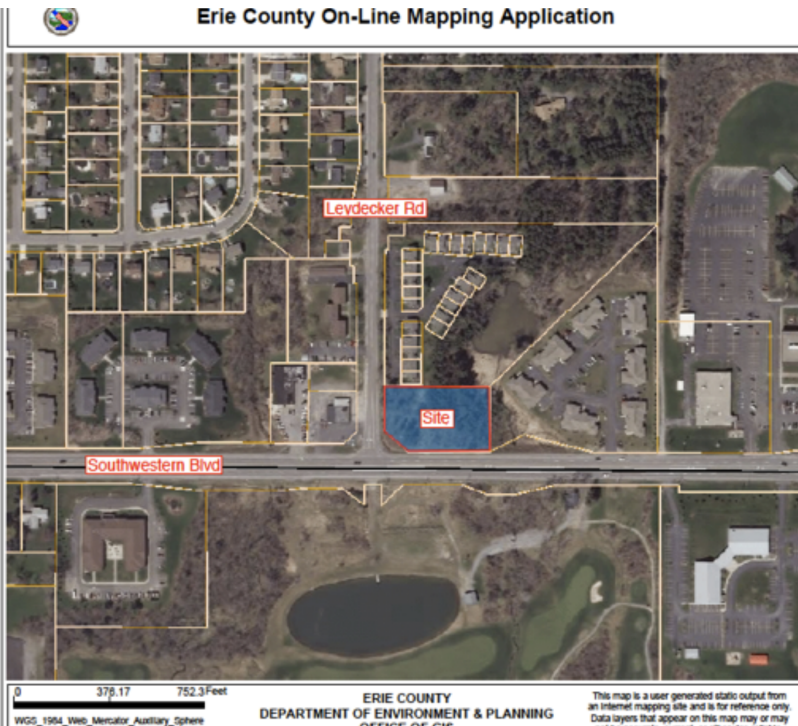


## Sale, Lease & Built to Suit retail/office/restaurant with drive-through V/L Southwestern Blvd and Leydecker Rd, West Seneca, NY 14224



### OFFERING SUMMARY

Sale Price: \$200,000

Available SF: 10,500 SF

Lease Rate: \$16.50 SF/yr (NNN)

Lot Size: 1.3 Acres

Building Size: 16,290 SF

Price / SF: \$12.28

### PROPERTY OVERVIEW

Proposed retail mini plaza, or office center. Excellent lease opportunity below market rents in this newly built plaza. This is a built to suit, new plaza development with plenty of potential. Excellent corner location for retail, office, restaurant - including a drive through. Close proximity to the 400 Expressway and across from Harvest Hill Golf Center. Traffic counts are 23,000 cars per day. Ample Parking. Owner is motivated to entertain any reasonable offers.

### LOCATION OVERVIEW

Located in the Town of West Seneca on the corner of Leydecker Rd. Minutes from the 400 expressway and McKinley Parkway.

### PROPERTY HIGHLIGHTS

- Access from two streets
- Conveniently Located
- Corner Location
- Built to Suit Development Site
- Adaptable for Restaurant with a drive through, Retail or Office uses
- All Reasonable Offers Considered
- Commercial Zoning

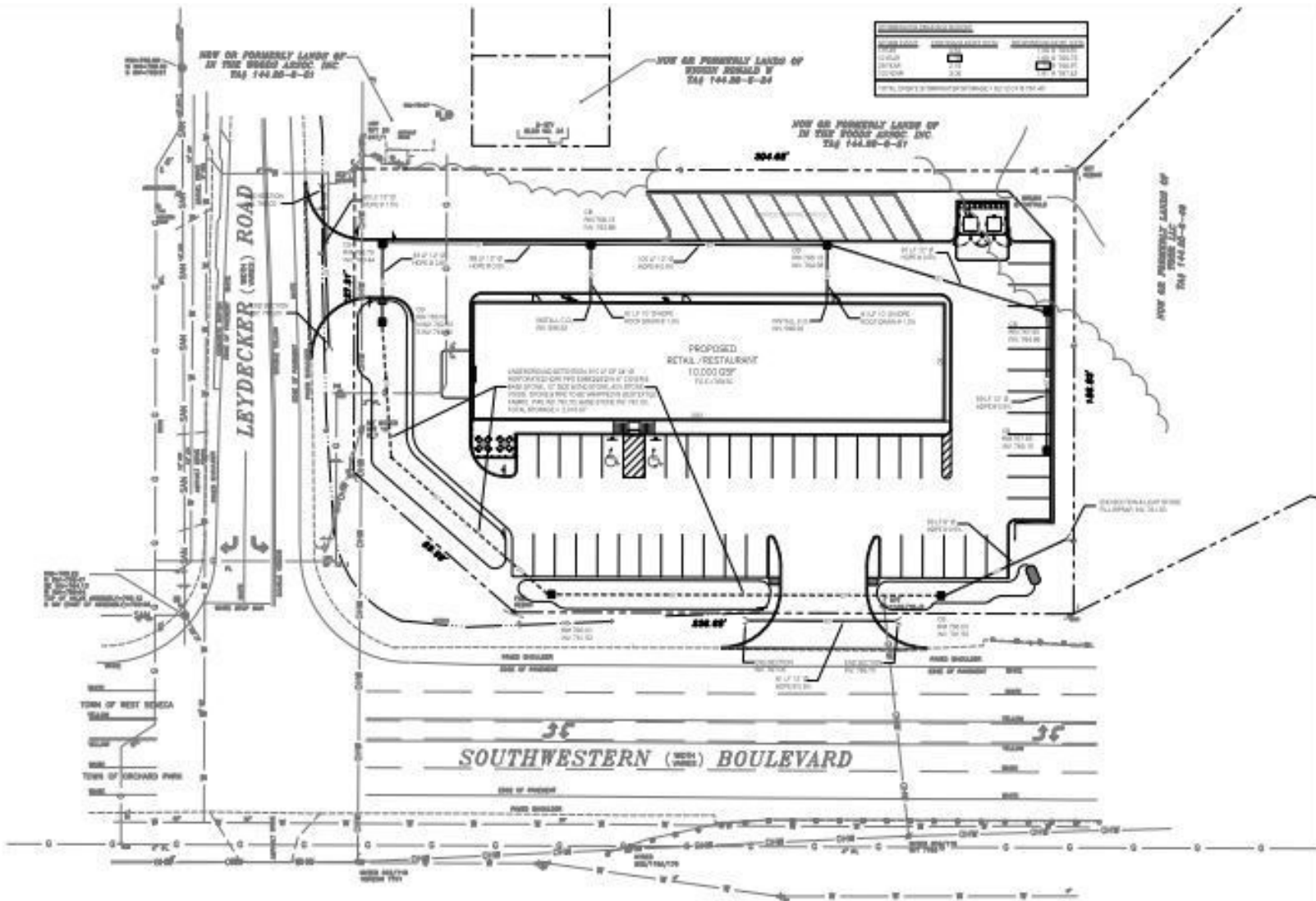


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## SITE PLANS

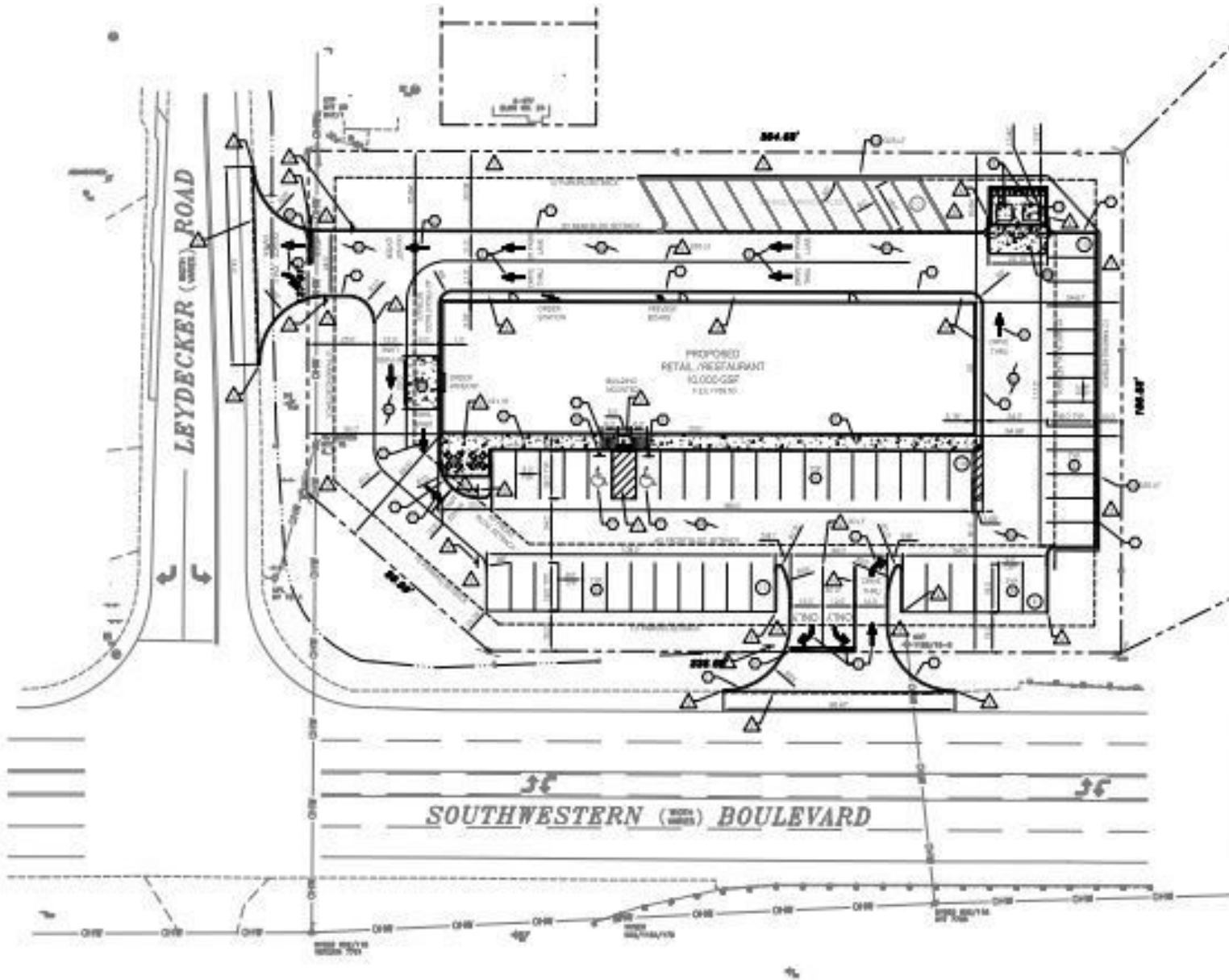
Sale, Lease & Built to Suit retail/office/restaurant with drive-through  
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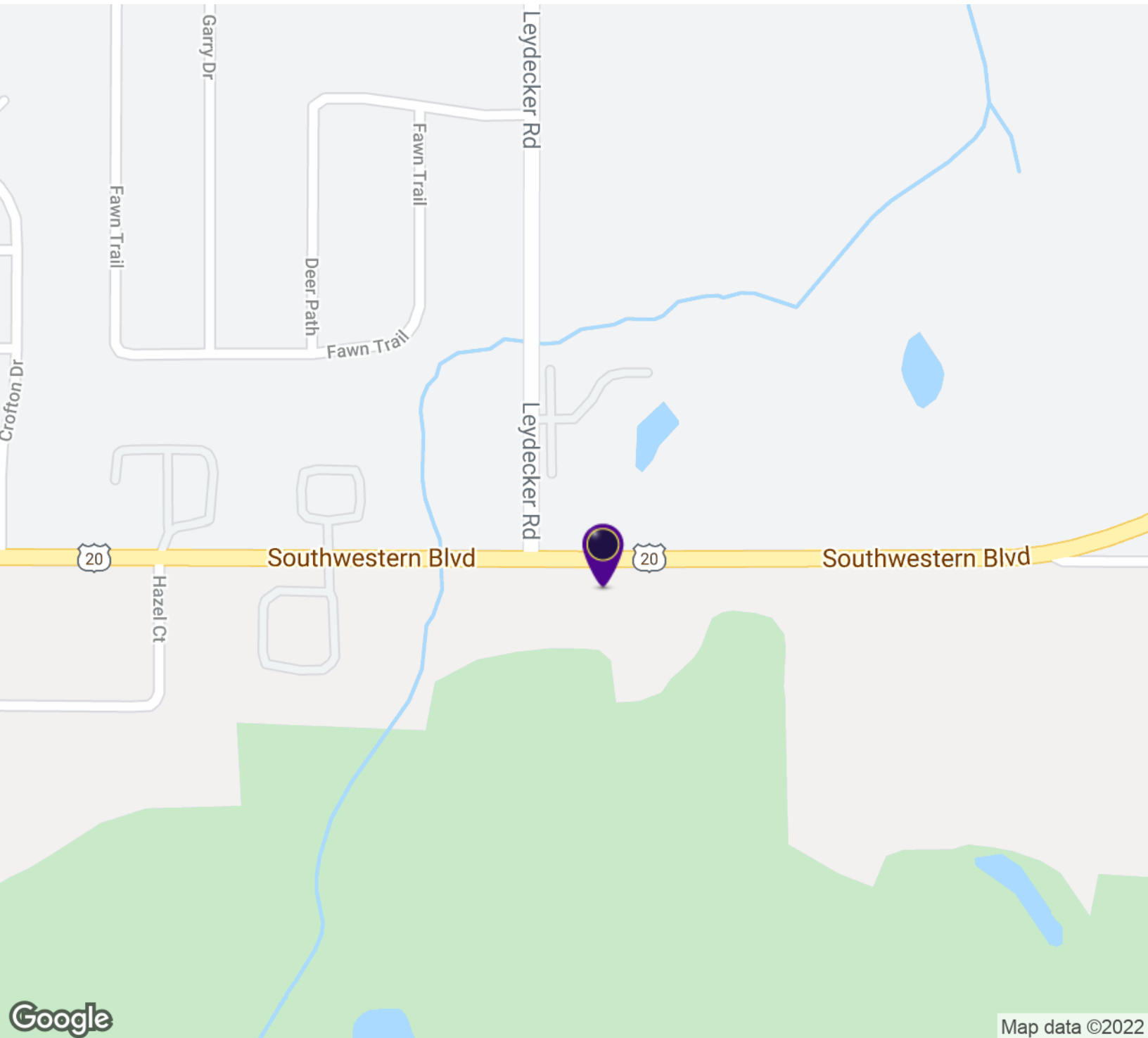
## SITE PLANS

Sale, Lease & Built to Suit retail/office/restaurant with drive-through  
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## LOCATION MAP

Sale, Lease & Built to Suit retail/office/restaurant with drive-through  
V/L Southwestern Blvd and Leydecker Rd, West Seneca, NY 14224

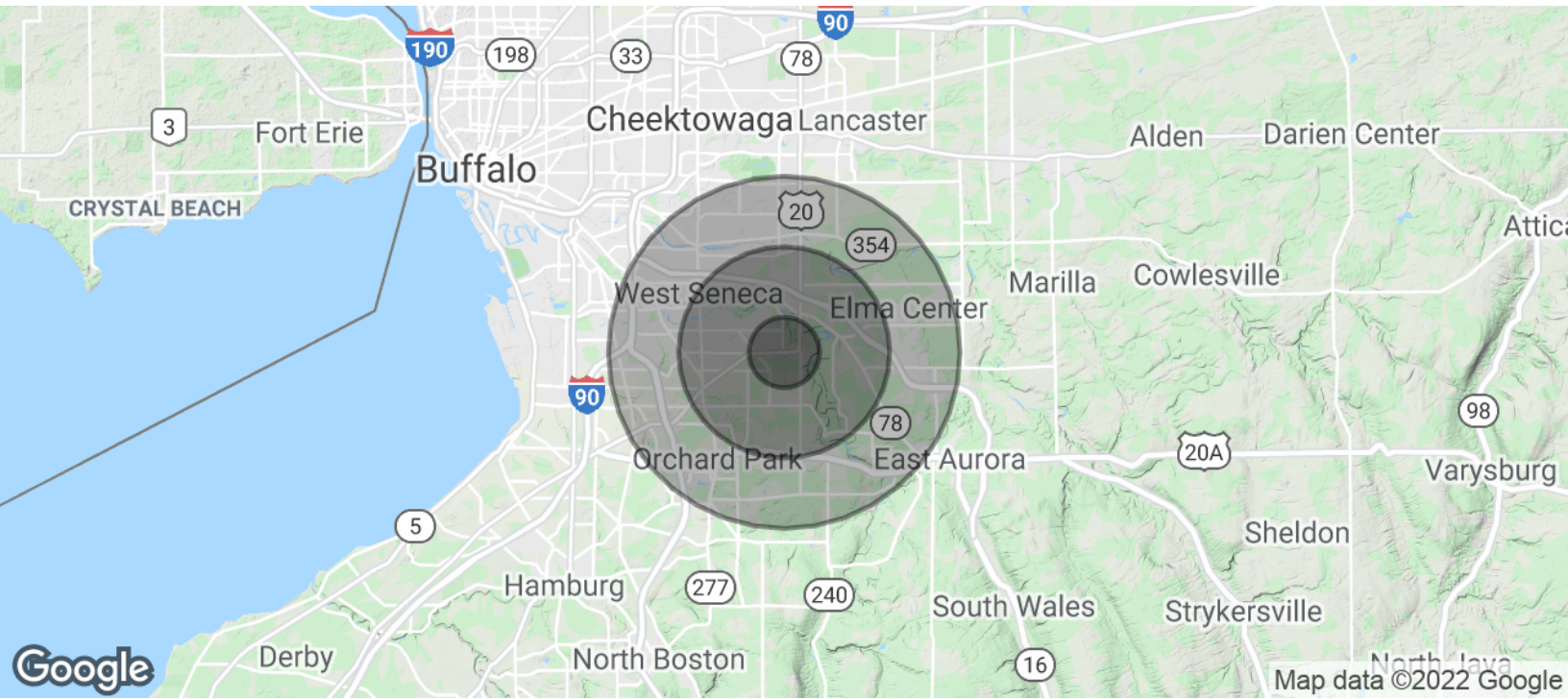


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## DEMOGRAPHICS MAP & REPORT

Sale, Lease & Built to Suit retail/office/restaurant with drive-through  
V/L Southwestern Blvd and Leydecker Rd, West Seneca, NY 14224



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,531	27,331	91,919
Average Age	43.3	44.7	44.3
Average Age (Male)	41.6	43.2	42.9
Average Age (Female)	45.6	46.6	46.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,384	10,870	37,274
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$85,236	\$82,259	\$76,070
Average House Value	\$256,293	\$221,336	\$182,210

\* Demographic data derived from 2010 US Census



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