


FOR SALE

0.928± ACRE DEVELOPMENT SITE

Property Highlights

- Highly visible location on East Seneca Turnpike
- Owner can build-to-suit or you can build your own building Can accommodate drive-thru
- Site plan approved All utilities to site
- Excellent exposure to Brighton Ave
- Close to I-81, I-481 and I-690
- Approved for general office, services and food use bank, credit union, medical office, etc.
- Great retail location!
- Across from Taco Bell
- Neighboring 761-unit Nob Hill Apartment complex

Demographic	1 Mile	3 Miles	5 Miles
Population	9,549	74,965	174,350
Households	4,384	27,481	71,295
Average H.H. Income	\$64,912	\$89,078	\$87,711
Daytime Employees	7,529	46,128	119,521

Source: ESRI Business Analyst 2026

Traffic Counts

East Seneca Tpke	13,989 AADT
East Brighton Ave	17,040 AADT

Source: NYS DOT 2025

EXCLUSIVE CONTACT

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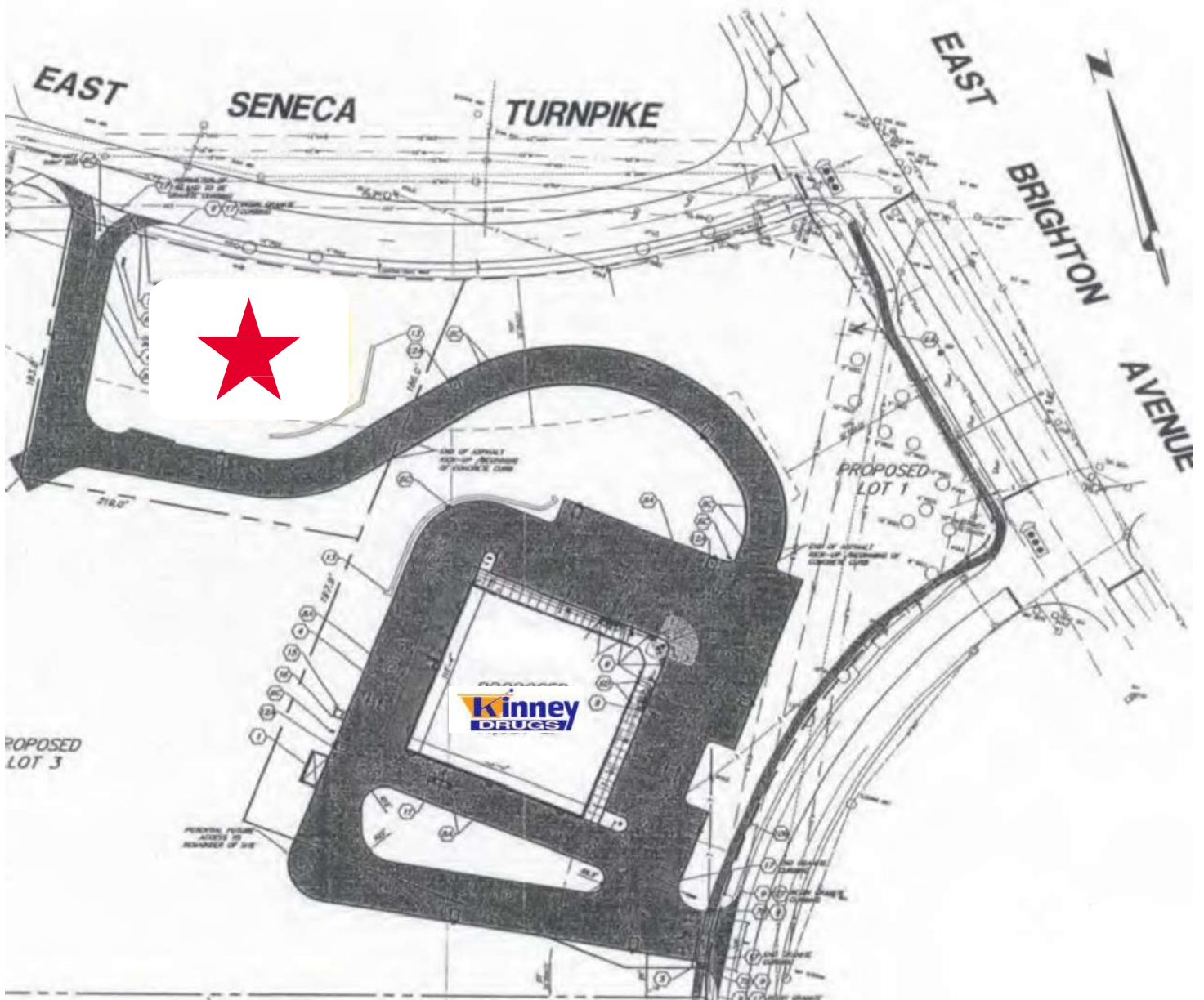


**CUSHMAN &
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