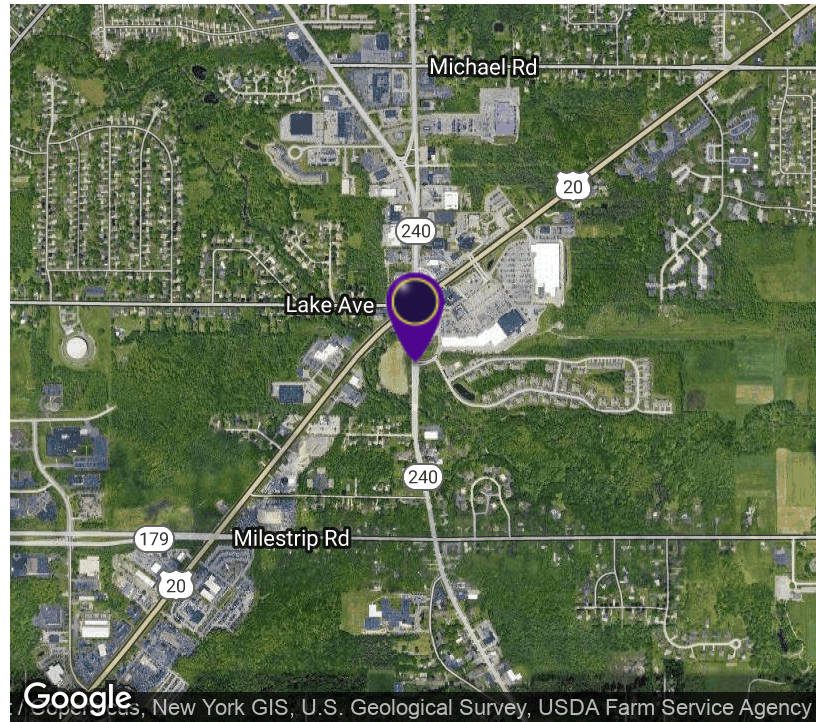
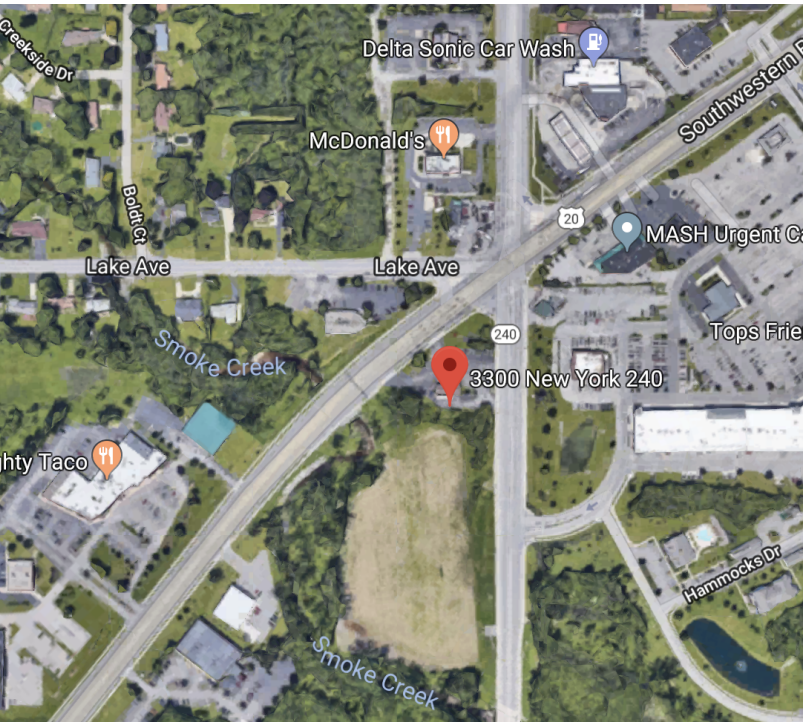


3000 Sq. Ft. Drive Thru, Built to Suit

3300 Orchard Park Road, Orchard Park, NY 14127



OFFERING SUMMARY

Available SF: 4.1 Acres

Lease Rate: Negotiable

Lot Size: 4.1 Acres

PROPERTY OVERVIEW

3,000 square feet with a drive through. Will divide. 4.1 acres of commercially zoned land on Orchard Park Road. Just a few hundred feet south of Southwestern Boulevard. Over 670' frontage on Orchard Park Rd. Zoned commercial B-2. Sewer and water available. Excellent opportunity for retail, restaurants, office, medical uses, hotel, and apartment uses. Property has direct traffic signal access into the Tops/Lowes Shopping Center Plaza from Orchard Park Road. See the attached survey and site plans. Will divide 1,000 sq. ft. up to 3,000 sq. ft.

LOCATION OVERVIEW

Located a few hundred feet south of the southwest corner of Southwestern Boulevard and Orchard Park Road. with direct access to the traffic signal leading into Tops/Lowes Plaza. Plaza tenants include Wendy's, Tim Horton's, Moe's Southwest Grill, Hoopla! Frozen Yogurt, Supercuts, Dollar Galaxy, Colonial Wine and Spirits, Verizon Wireless, Taffy's Hot Dog Stand, Arby's, Denny's, Advance Auto Parts,. Also near by are Zebb's Restaurant, Delta Sonic, Erie County DMV, CVS, Rite Aid, Northwest Bank, Key Bank, Taco Bell, and Town Automotive Group. Close proximity to RT 219 and 400 Expressway.

PROPERTY HIGHLIGHTS

- Traffic Counts are 23,142 on Southwestern Blvd. and 16,309 on Orchard Park Road Daily
- Drive Thru
- Traffic Signal Access
- Build to Suit
- 1,000 SF up to 3,000 SF available

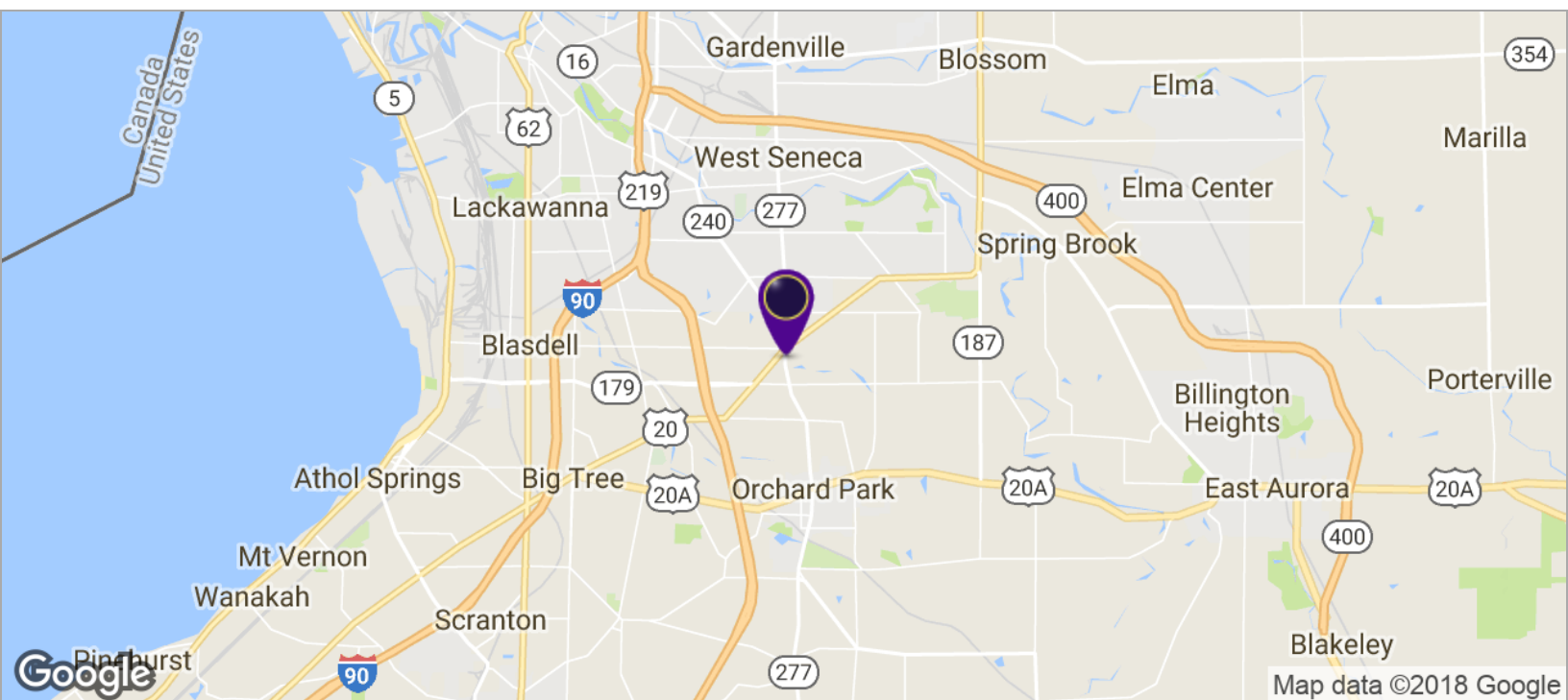
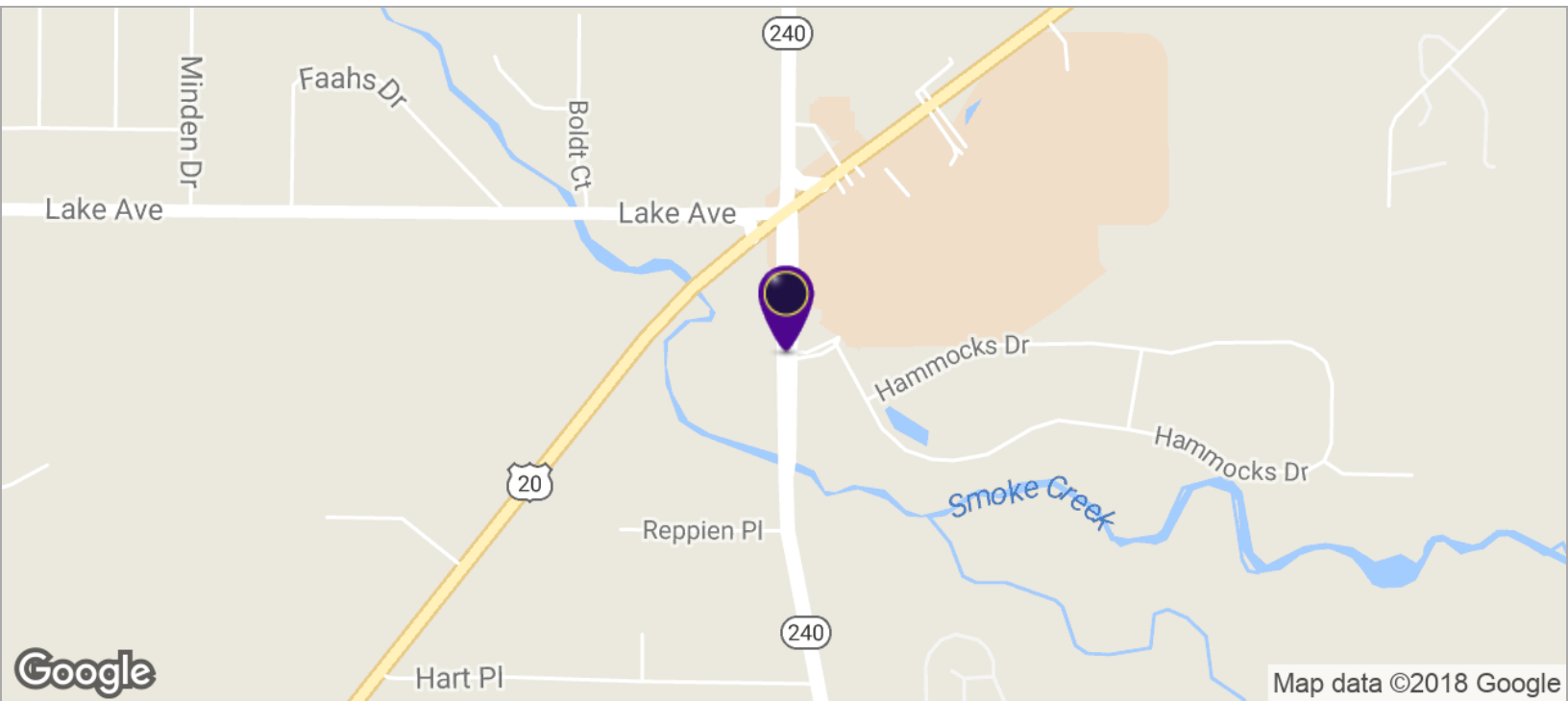


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Commercial Vacant Land For Lease or BTS

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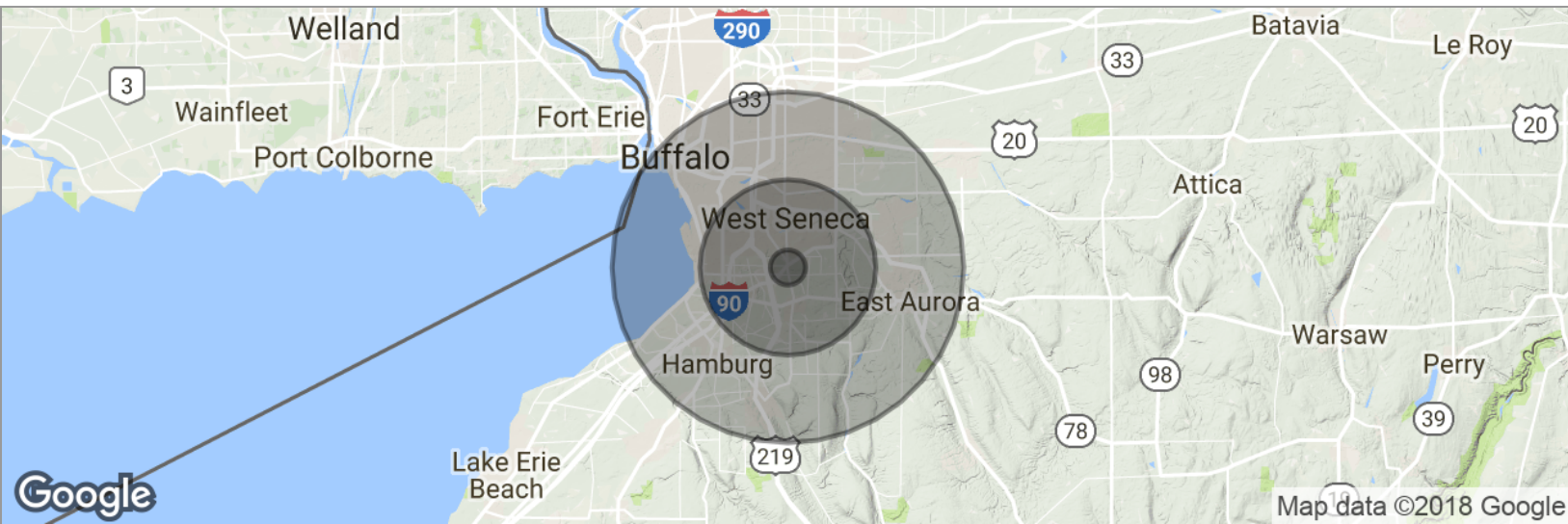
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,685	115,044	471,794
Median age	45.7	43.5	41.0
Median age (Male)	42.6	41.8	38.8
Median age (Female)	48.1	45.3	43.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,526	48,188	197,732
# of persons per HH	2.4	2.4	2.4
Average HH income	\$77,378	\$68,818	\$58,482
Average house value	\$261,127	\$156,284	\$137,225
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	2.1%	2.9%	2.8%
RACE (%)	1 MILE	5 MILES	10 MILES
White	97.6%	96.1%	84.7%
Black	0.7%	1.4%	12.0%
Asian	1.0%	0.8%	0.9%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.2%	0.3%
Other	0.2%	0.6%	0.8%

* Demographic data derived from 2010 US Census



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