

6495 Transit Road Bowmansville (Buffalo), New York 14026 ♦ Phone (716) 684-9000 ♦ Fax (716) 684-9098

AVAILABLE FOR SALE OR LEASE

~PRICE REDUCED: \$495,000~

3364 Southwestern Blvd Orchard Park, New York

Site Information

- All brick, freestanding building that is well maintained and modern inside.
- Single story, 4,800 +/- square foot on .92 acres
- 300+ vehicle parking onsite in the rear
- Private offices
- Building lends itself to conversion to retail/showroom or possible demolition for redevelopment.
- Area tenants include Buffalo Medical Group, Raymour & Flanigan, Tops Supermarket, Lowes and other national chains.
- 2009 Real Estate Taxes:
Town & County: \$5,529.82
School: \$8,341.89
- Asking Price/Rents available upon request

Demographics*

	1 Mile	3 Mile	5 Mile
Population:	3,790	43,899	126,155
Avg. Household Income:	\$83,487	\$76,224	\$65,952

ScanUS 2010 Estimates

Traffic Counts

Over 30,329 vehicles pass by area daily.

*Traffic counts 2003 Erie County Traffic Volumes & Classification Map



**For more information please
contact Penny D. Cipolla
(716) 684-9000 x 216**

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