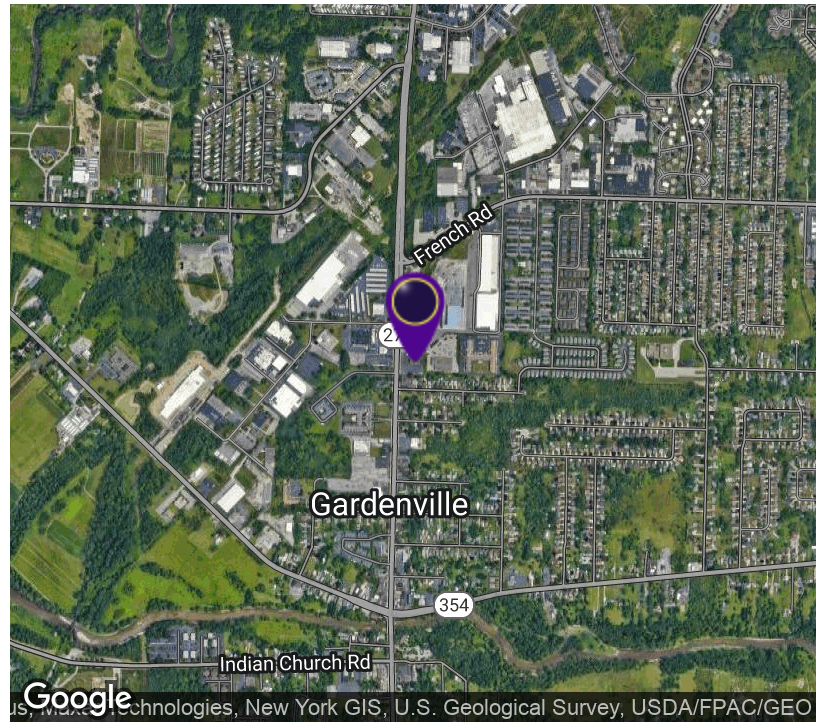


900 +/- SF Retail/Office Space

2339 Union Rd, West Seneca, NY 14224



OFFERING SUMMARY

| | |
|----------------|---------------------------------|
| Available SF: | 900 SF |
| Lease Rate: | \$1,500.00 per month (Gross) |
| Lot Size: | 1.65 Acres |
| Year Built: | 1990 |
| Building Size: | 5,578 SF |
| Zoning: | 10 E03 298 |

PROPERTY OVERVIEW

This space is great for a small office or retail location. The owner will do a full buildout to the tenants liking. Air conditioned, Plenty of parking, on a bus line Near the Galleria Mall and Buffalo Niagara International Airport.

LOCATION OVERVIEW

Located on Union Road near the 400 & I-90 Hwy, with great traffic count in a densely populated area. Near by businesses include Arby's, Galaxy Auto Place, Rose's Reiki & More, Dollar General, Sav-A-Lot, Olive Branch, Picasso's Pizza and Garden Village Plaza.

PROPERTY HIGHLIGHTS

- Great central location in business district
- Plenty of Parking
- Build to Suit
- High Traffic Area



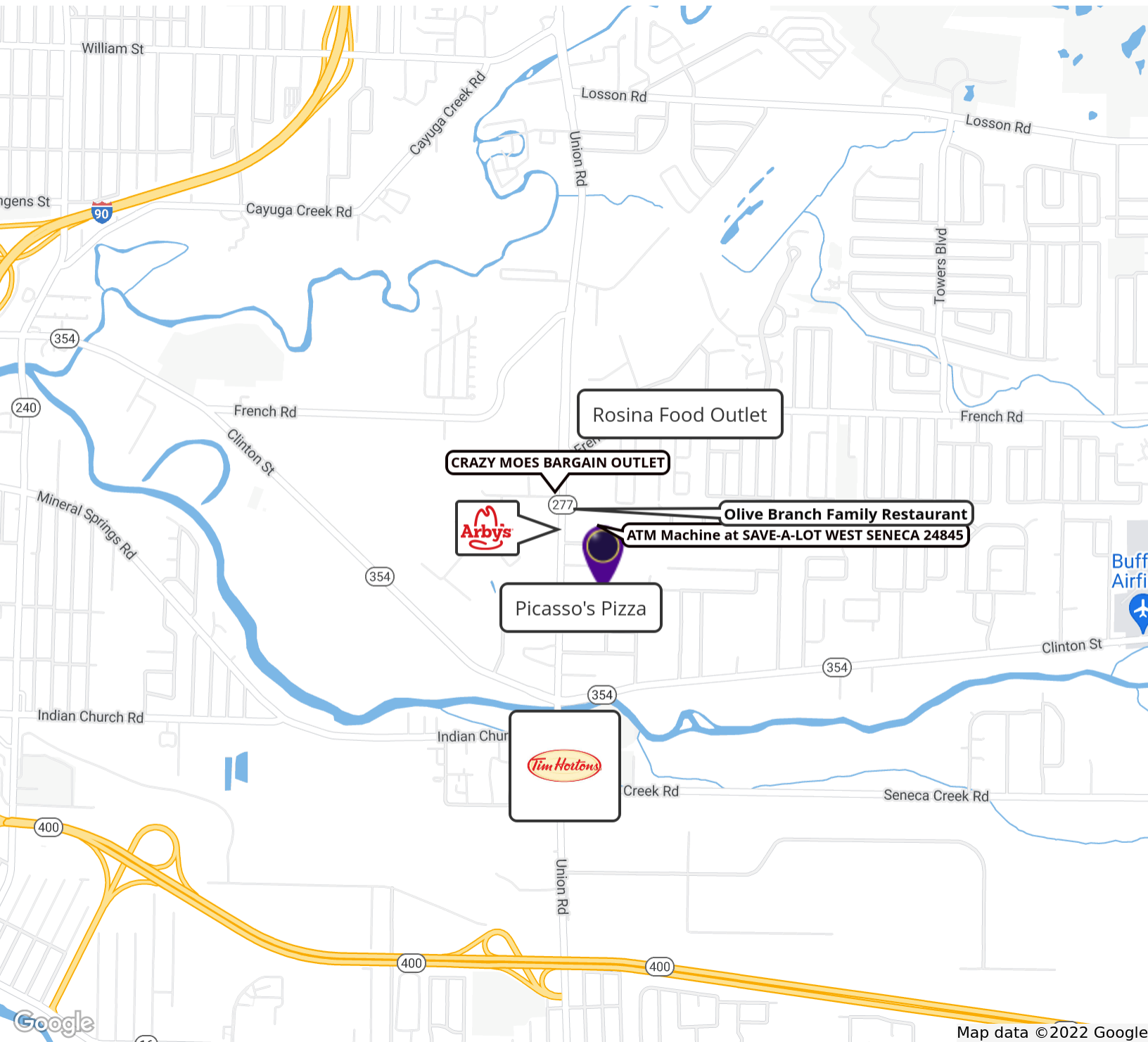
RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

LOCATION MAP

900 +/- SF Retail/Office Space

2339 Union Rd, West Seneca, NY 14224

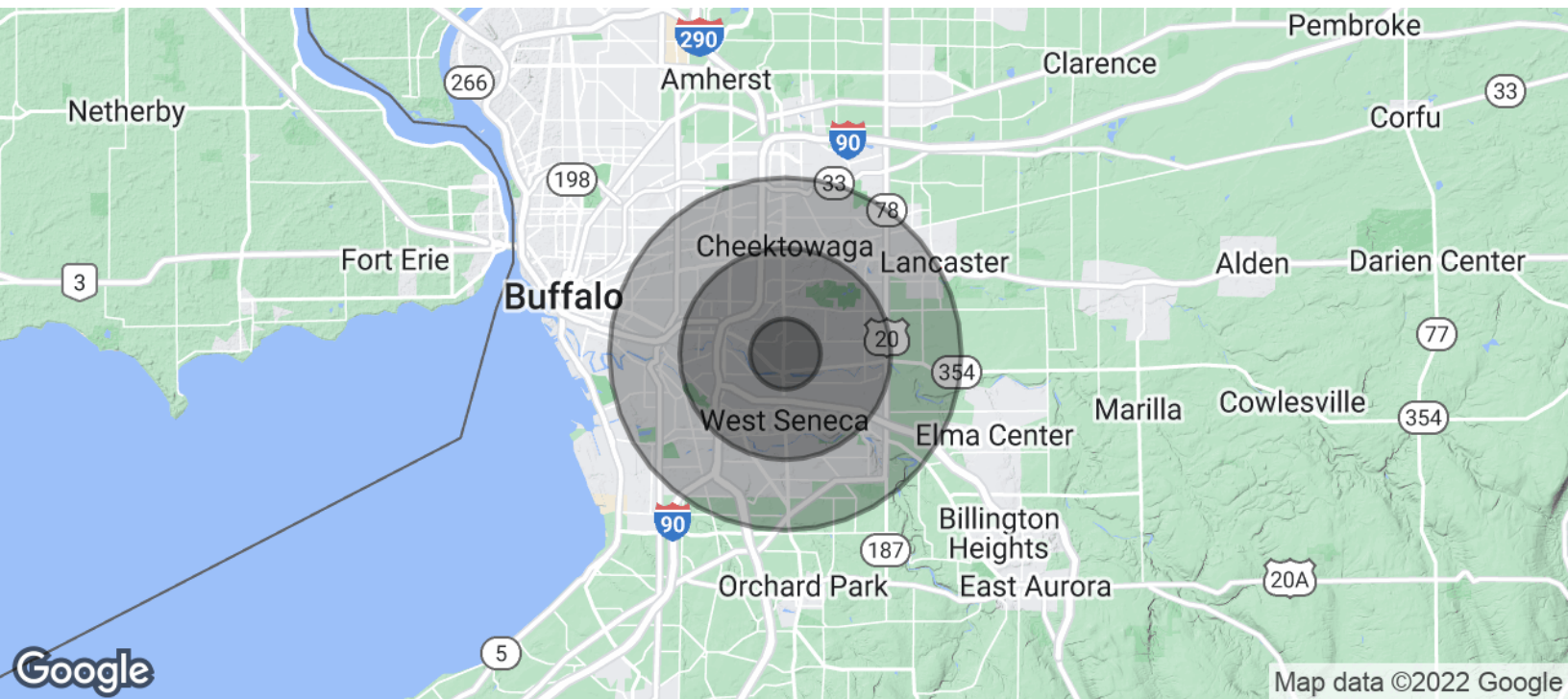


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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 7,431 | 69,593 | 229,006 |
| Average Age | 44.7 | 44.8 | 41.8 |
| Average Age (Male) | 41.2 | 42.5 | 39.6 |
| Average Age (Female) | 47.1 | 47.2 | 44.1 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 3,202 | 30,297 | 97,757 |
| # of Persons per HH | 2.3 | 2.3 | 2.3 |
| Average HH Income | \$58,749 | \$57,287 | \$54,848 |
| Average House Value | \$117,338 | \$120,143 | \$117,262 |

* Demographic data derived from 2020 ACS - US Census



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