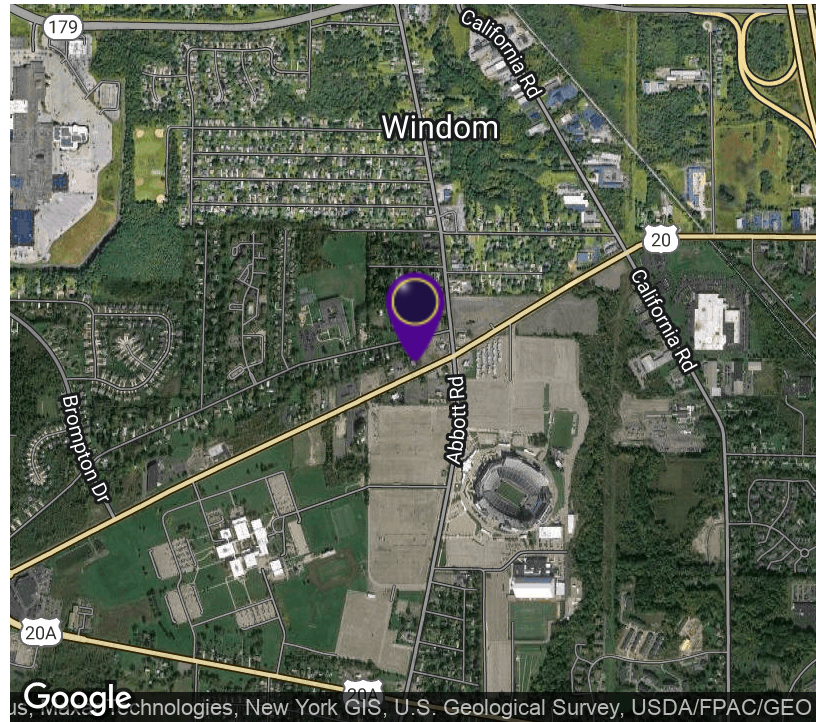


# 3878 Southwestern Blvd

Orchard Park, NY 14127



## OFFERING SUMMARY

Available SF: 7,000 SF

Lease Rate: \$18.00 SF/yr (Gross)

Lot Size: 0.7 Acres

Submarket: South

## PROPERTY OVERVIEW

Located between Tim Horton's and Mobil Gas Station with Subway. Across from Ralph Wilson Stadium - home of the Buffalo Bills. Ground lease or built to suit. 1,000 sq ft. up to 7,000 square feet.

## LOCATION OVERVIEW

Located between Abbott Road and McKinley Parkway. Minutes from the 219 Expressway and I-90 NYS Thruway.

## PROPERTY HIGHLIGHTS

- Highly Visible
- Great Access
- Clear Land

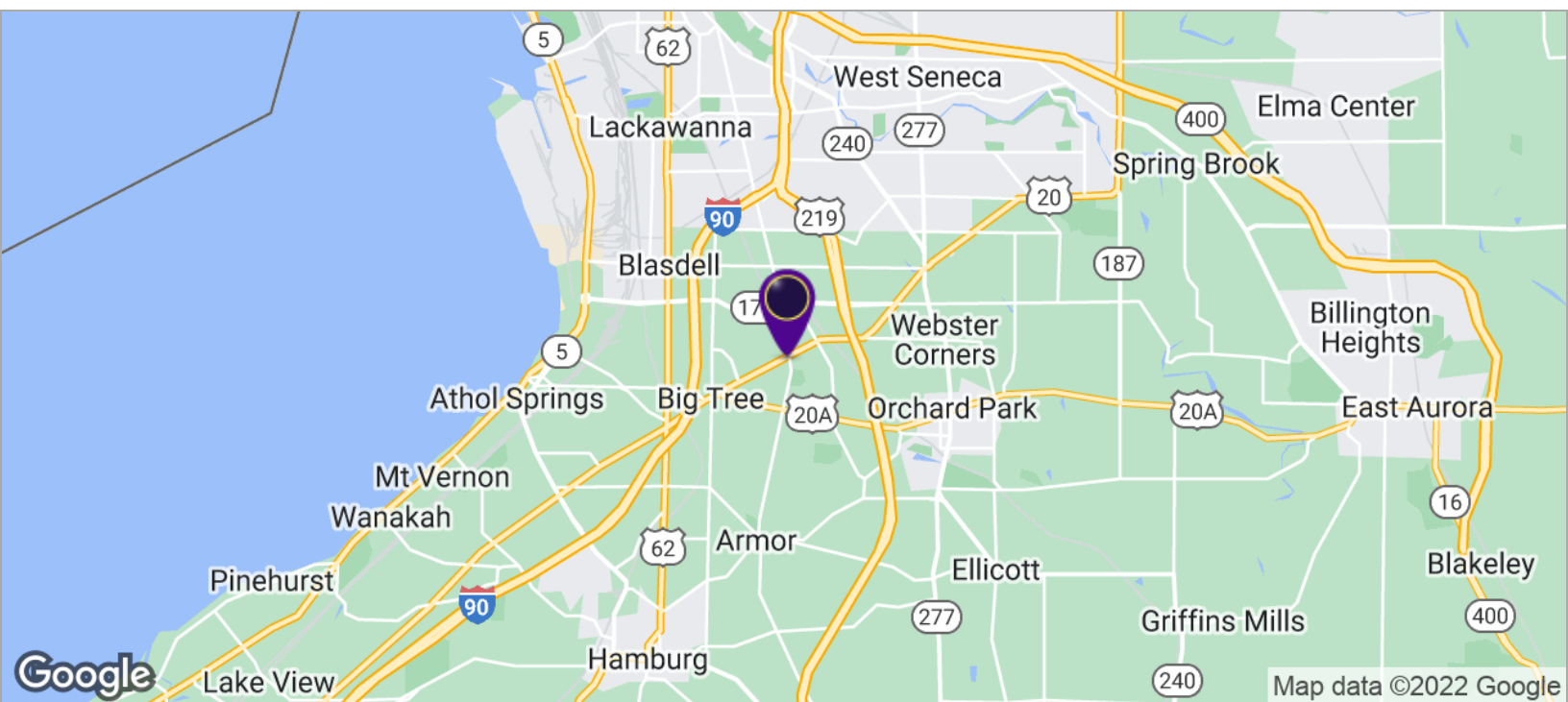
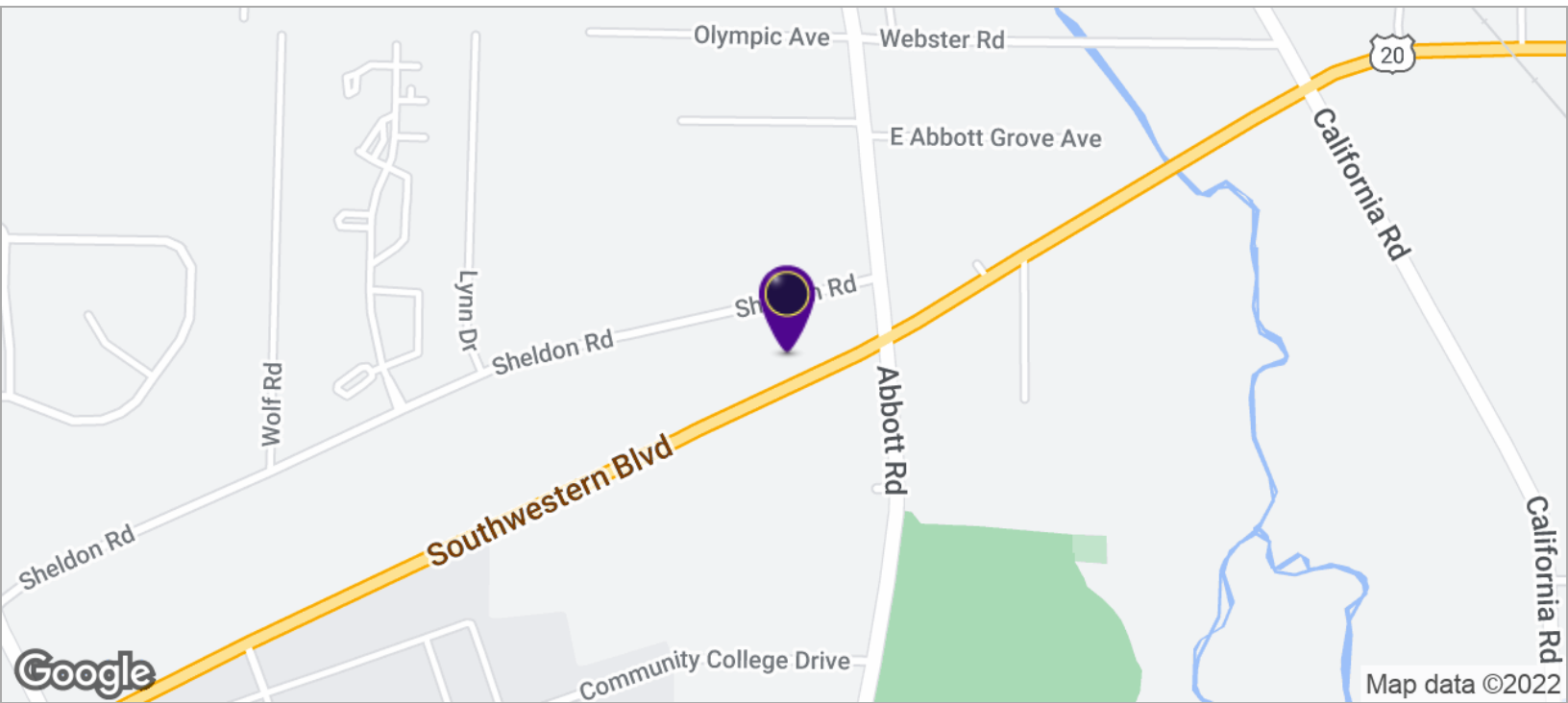


**RICK RECCKIO**  
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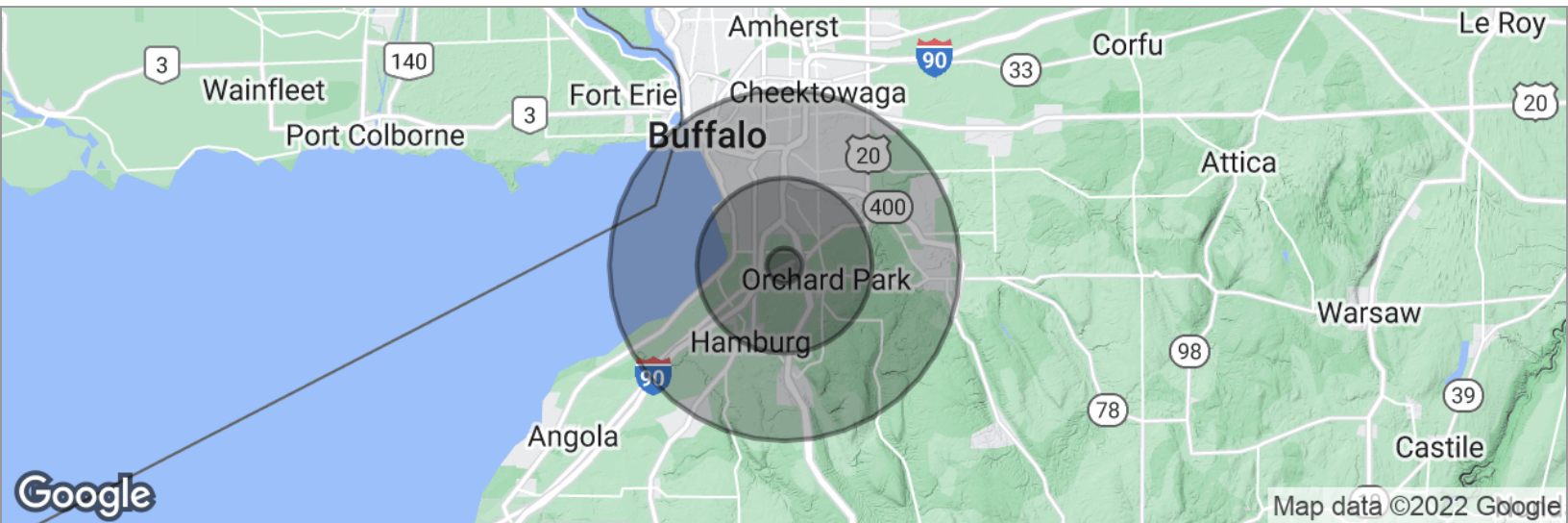


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## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	4,144	132,987	413,995
Median age	43.6	42.2	41.0
Median age (Male)	40.8	40.3	38.9
Median age (Female)	45.2	44.1	43.1

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,845	56,320	174,496
# of persons per HH	2.2	2.4	2.4
Average HH income	\$61,402	\$62,173	\$57,511
Average house value	\$148,112	\$144,005	\$139,134

## ETHNICITY (%)

	1 MILE	5 MILES	10 MILES
Hispanic	2.5%	3.5%	3.3%

## RACE (%)

	1 MILE	5 MILES	10 MILES
White	96.5%	95.4%	82.1%
Black	1.6%	2.2%	14.2%
Asian	1.0%	0.5%	1.0%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.2%	0.3%
Other	0.1%	0.7%	0.9%

\* Demographic data derived from 2020 ACS - US Census



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