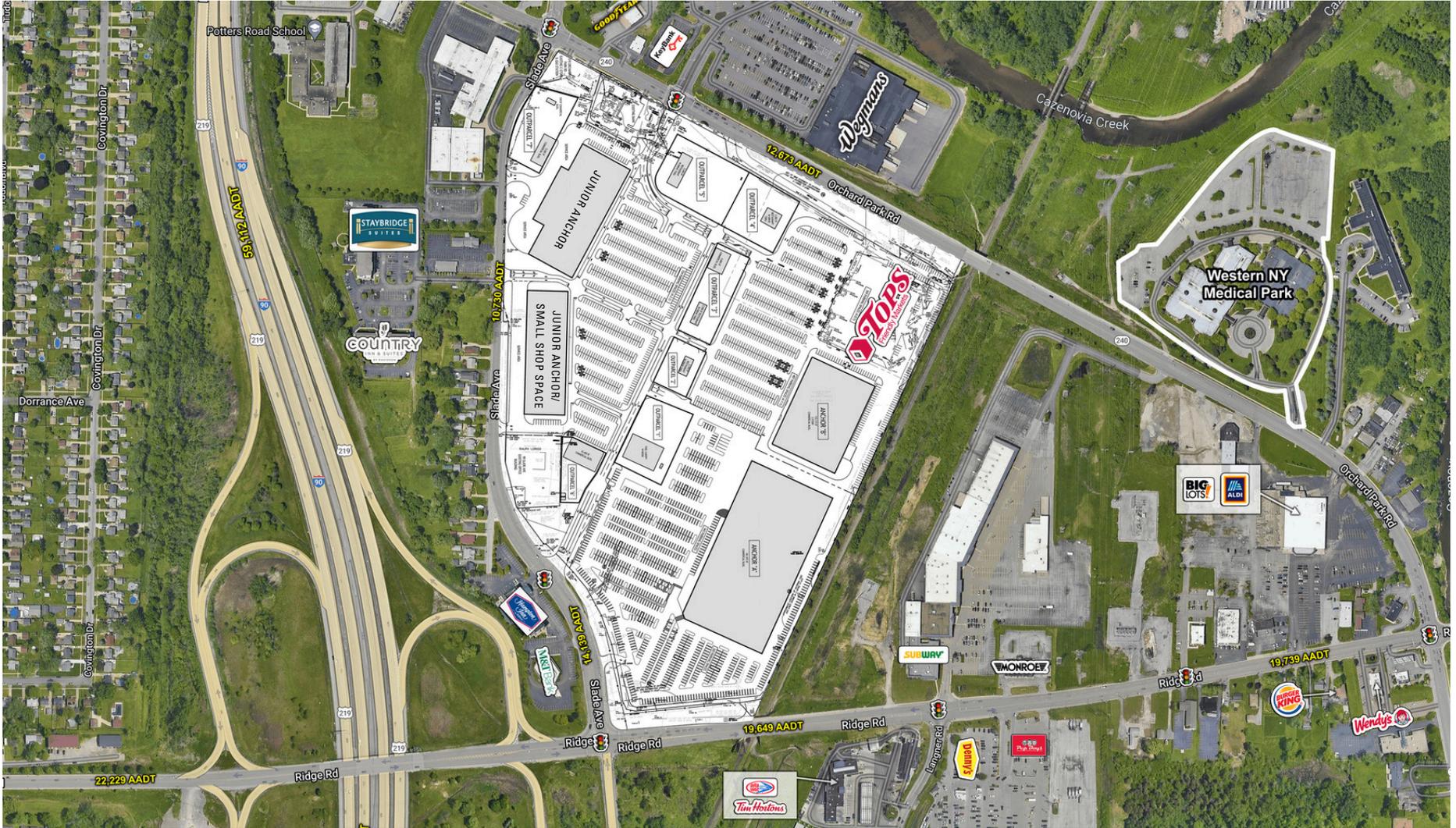


THE SHOPS AT WEST SENECA FOR LEASE



355 ORCHARD PARK RD, WEST SENECA, NY 14224



THE SHOPS AT WEST SENECA

HIGHLIGHTS

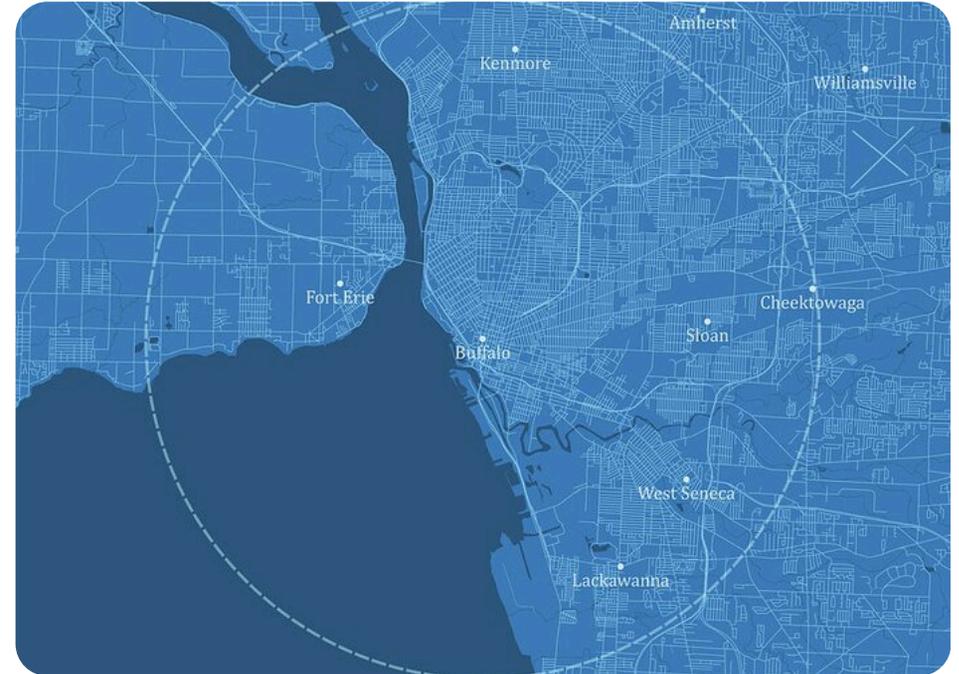
- Situated in West Seneca, a thriving community in the Buffalo-Niagara metropolitan area.
- West Seneca boasts a population of over 80,000 within 3 miles.
- Accessibility: Located just off the I-90 (New York State Thruway).
- Nearby national retailers like Wegmans, Home Depot, and Tops.
- Minutes from Downtown Buffalo, the Buffalo Niagara International Airport, and Highmark Stadium, home of the Buffalo Bills.

OFFERING INFO

Available Space:	See site plan for details
GLA	Est. 500,000 SF
Parking:	TBD
Rent:	Call for details
Nets:	Call for details

DEMOGRAPHICS

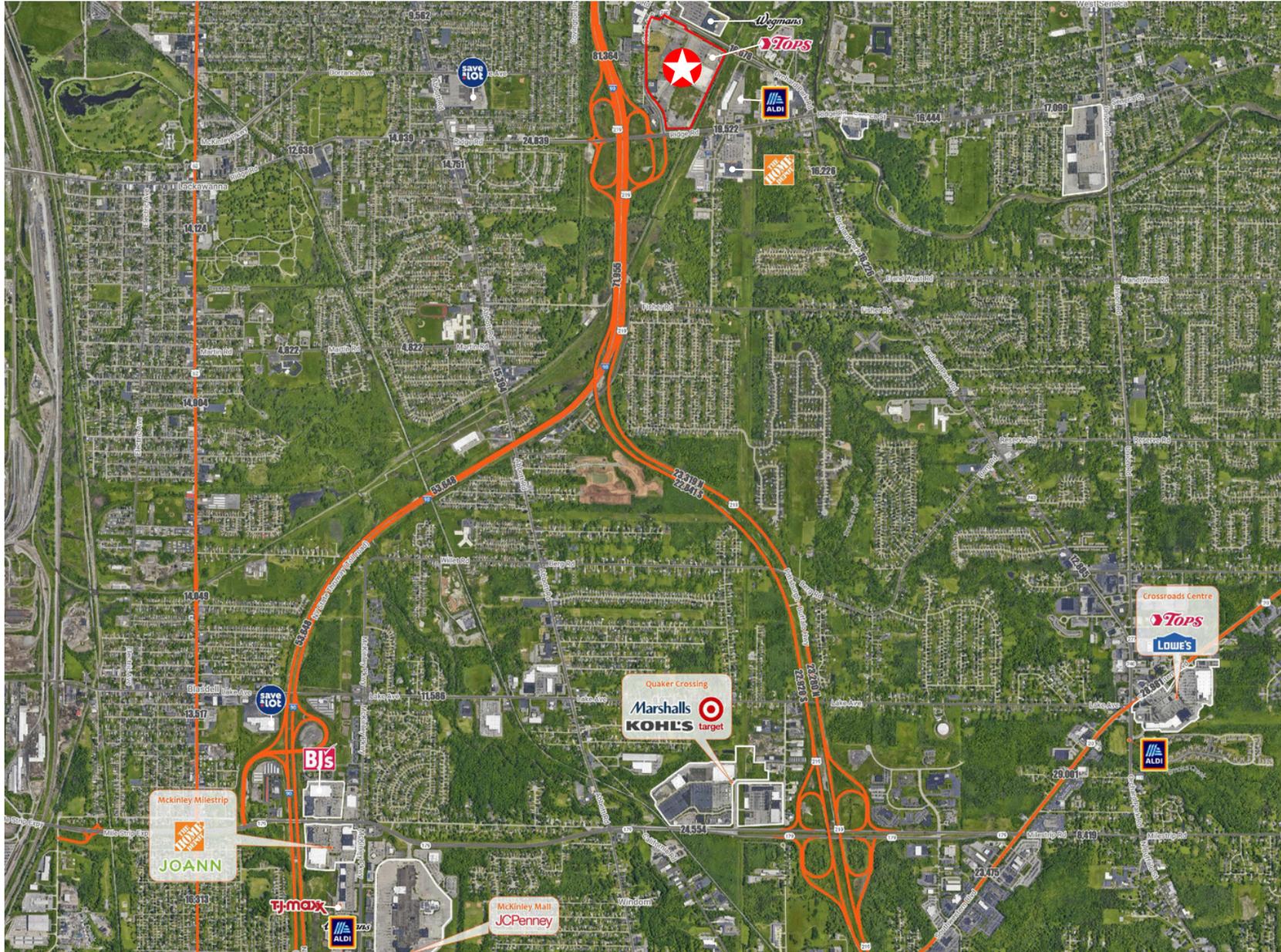
	1 Mile	3 Miles	5 Miles
POPULATION:	6,975	89,152	181,995
HOUSEHOLDS	3,203	40,446	82,071
AVERAGE HH INCOME	\$93,108	\$86,679	\$85,134
DAYTIME POPULATION	5,811	53,252	133,190
BUSINESS ESTABLISHMENTS	362	2,127	5,252

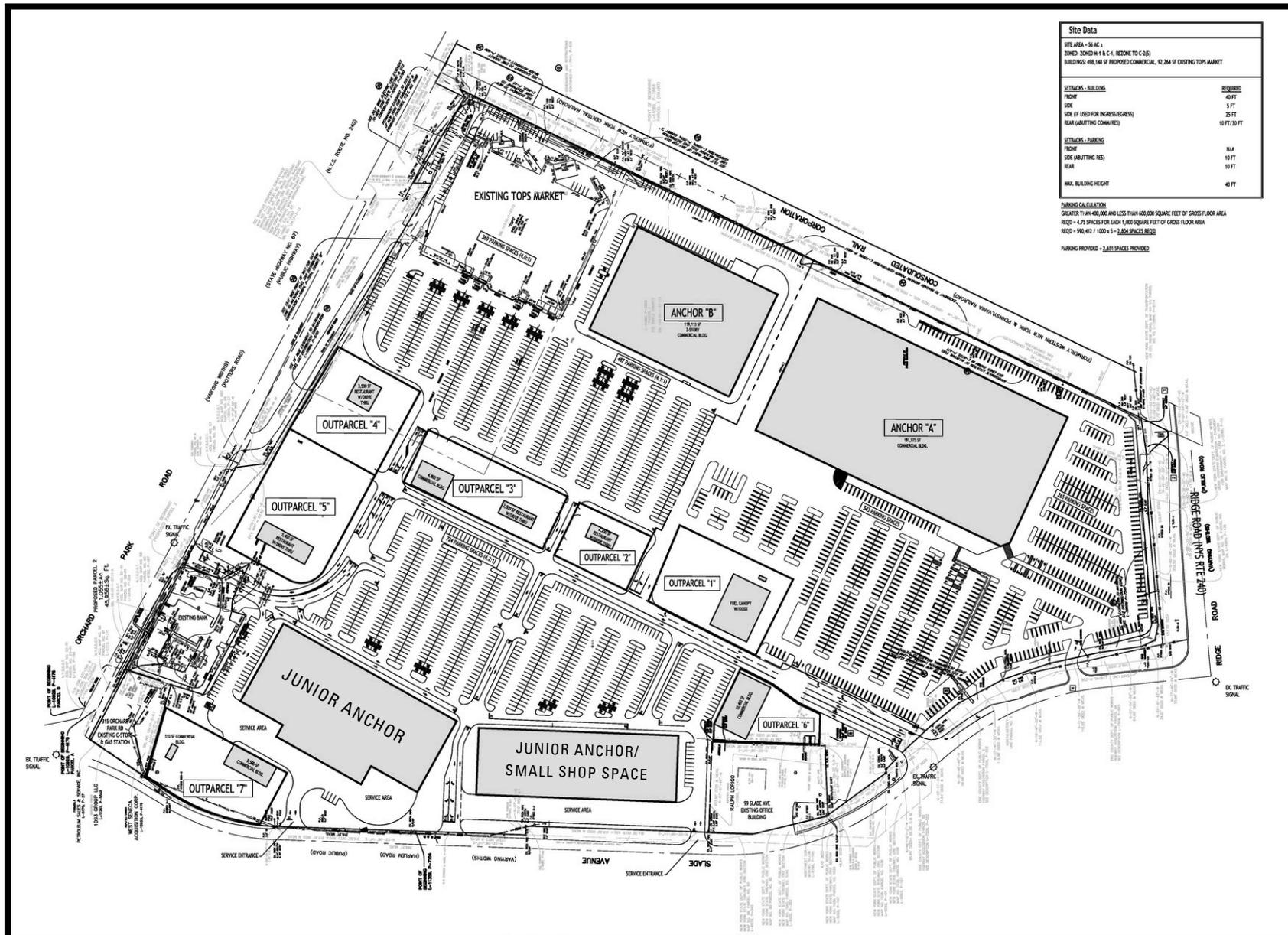


Area Retailers:



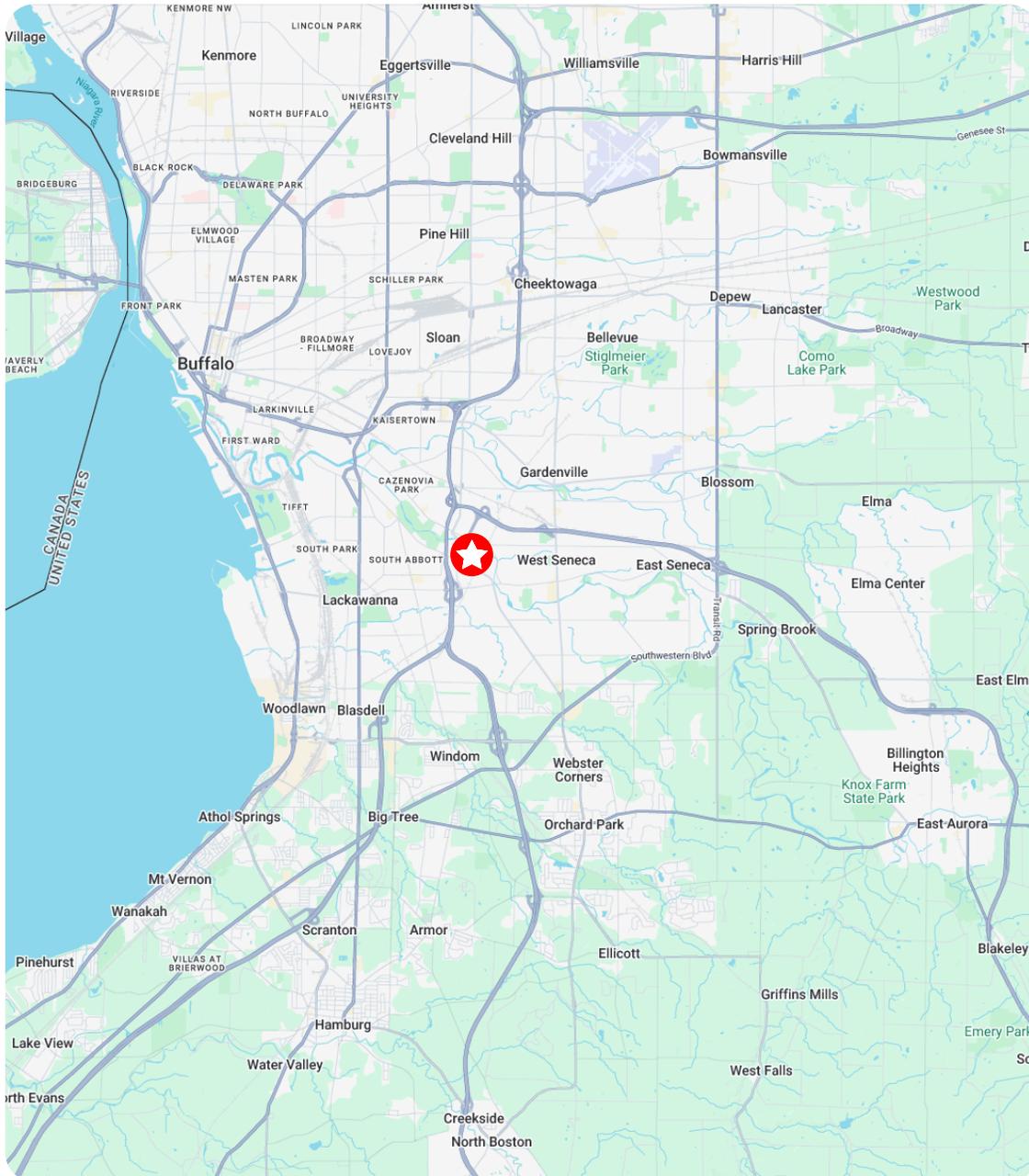
Anchors to be announced soon





Site Data	
SITE AREA - 58 AC	
ZONED - ZONED M-1 & C-1, RESUME TO C-20	
BUILDINGS - 46,148 SF PROPOSED COMMERCIAL, 12,284 SF EXISTING TOPS MARKET	
SETBACKS - BUILDING	
FRONT	40 FT
SIDE	5 FT
SIDE (IF USED FOR INGRESS/EGRESS)	25 FT
REAR (SUBSTITUTING CORNER)	10 FT/20 FT
SETBACKS - PARKING	
FRONT	10 FT
SIDE (SUBSTITUTING RES)	10 FT
REAR	10 FT
MAX. BUILDING HEIGHT	40 FT
PARKING CALCULATION	
GREATER THAN 400,000 AND LESS THAN 600,000 SQUARE FEET OF GROSS FLOOR AREA	
REQD = 275 SPACES FOR EACH 1,000 SQUARE FEET OF GROSS FLOOR AREA	
REQD = 90,412 / 1000 = 90.4 SPACES REQD	
PARKING PROVIDED = 2,611 SPACES PROVIDED	

355 ORCHARD PARK RD, WEST SENECA, NY 14224



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