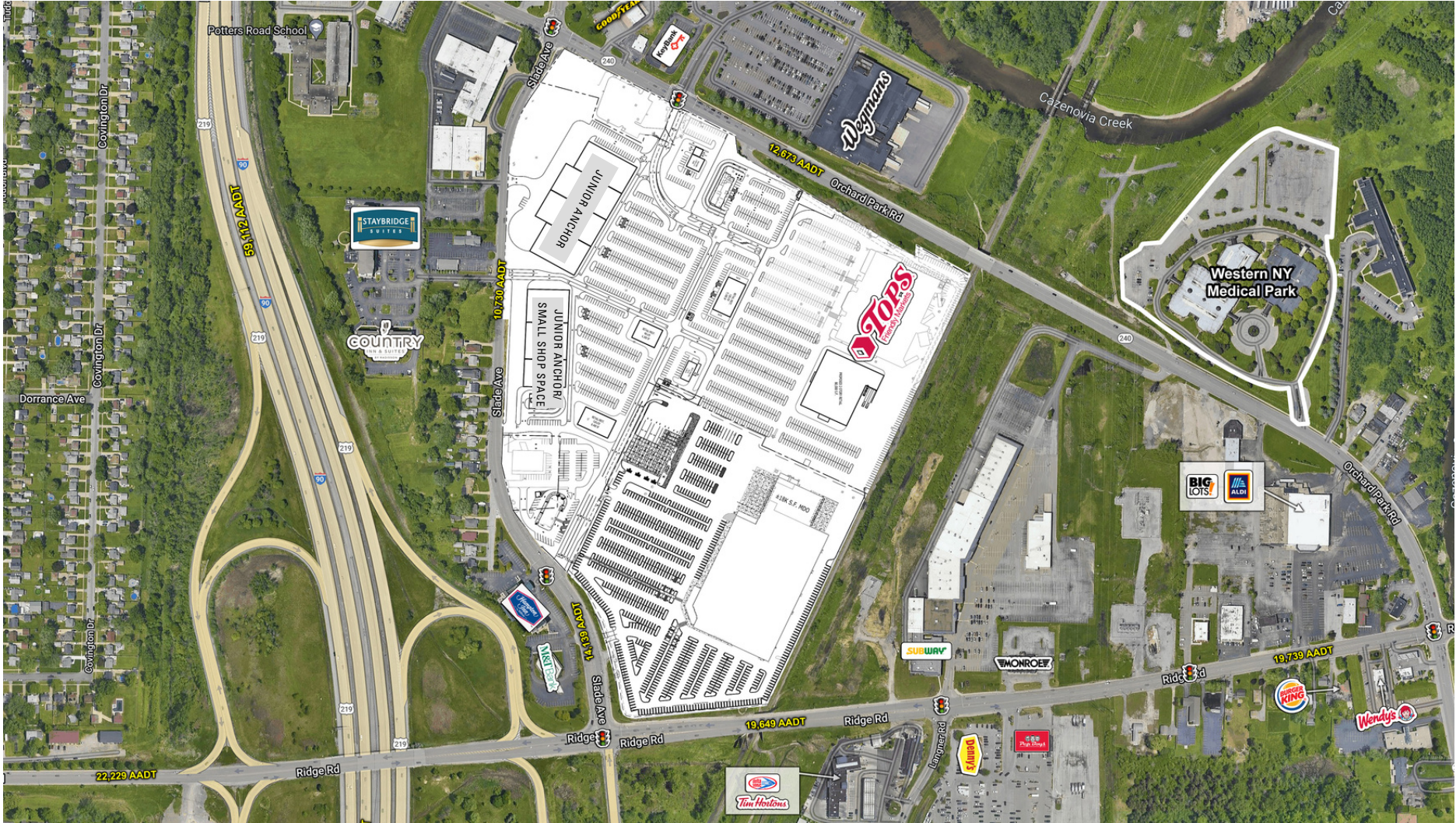


THE SHOPS AT WEST SENECA FOR LEASE



355 ORCHARD PARK RD, WEST SENECA, NY 14224

THE SHOPS AT WEST SENECA

HIGHLIGHTS

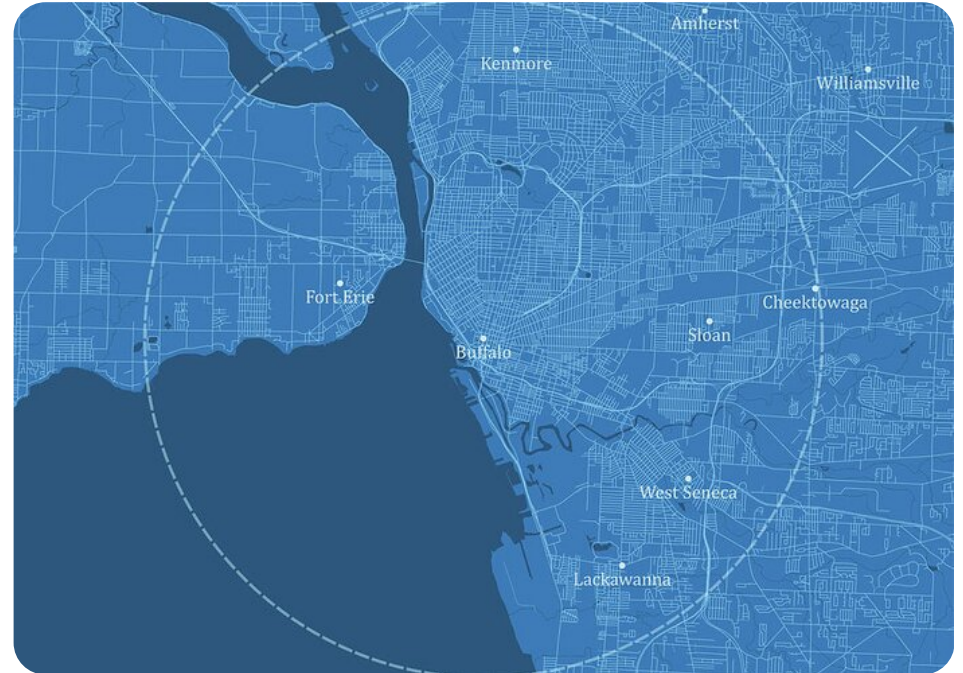
- Situated in West Seneca, a thriving community in the Buffalo-Niagara metropolitan area.
- West Seneca boasts a population of over 80,000 within 3 miles.
- Accessibility: Located just off the I-90 (New York State Thruway).
- Nearby national retailers like Wegmans, Home Depot, and Tops.
- Minutes from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

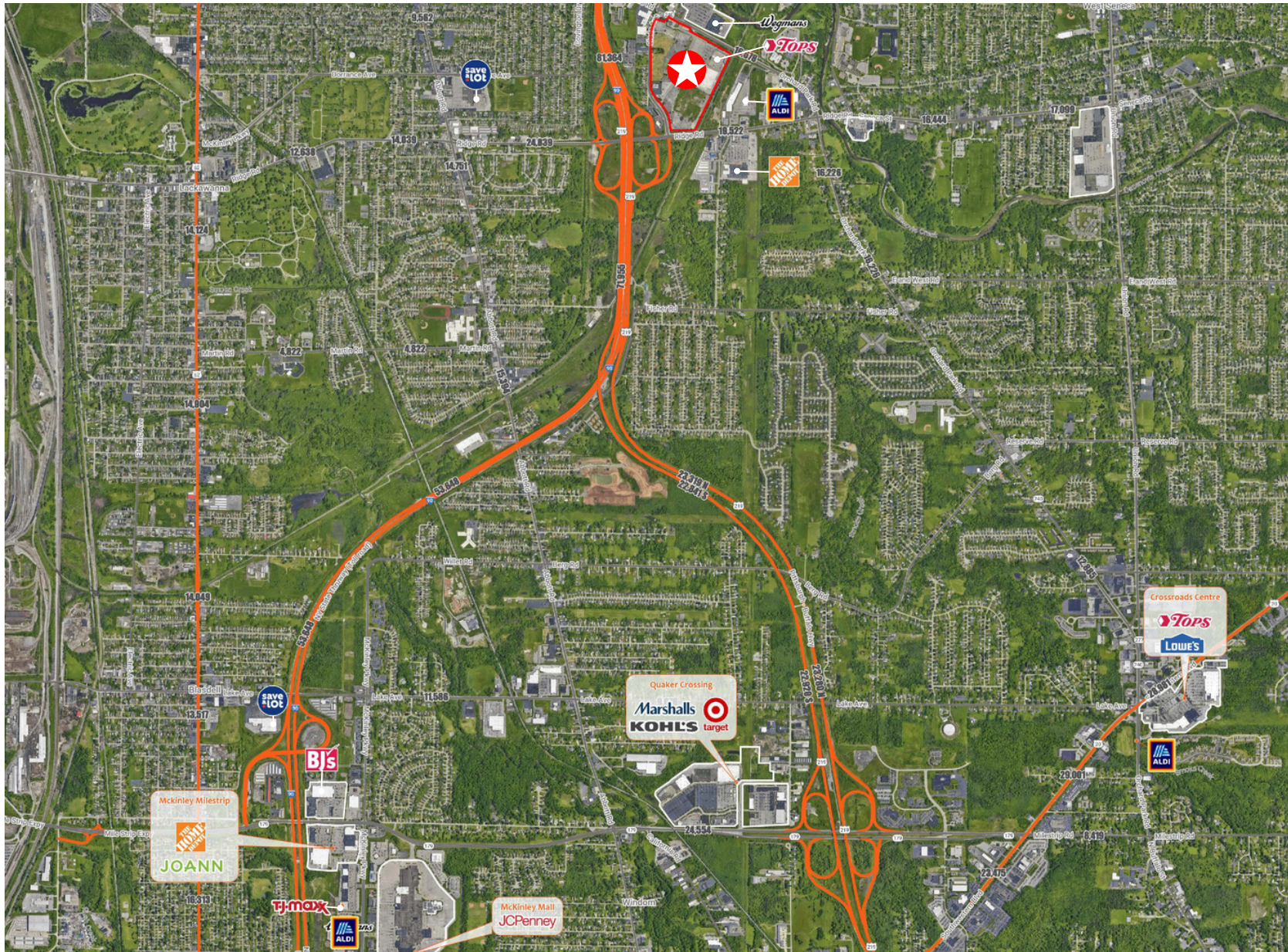
	1 Mile	3 Miles	5 Miles
POPULATION:	6,975	89,152	181,995
HOUSEHOLDS	3,203	40,446	82,071
AVERAGE HH INCOME	\$93,108	\$86,679	\$85,134
DAYTIME POPULATION	5,811	53,252	133,190
BUSINESS ESTABLISHMENTS	362	2,127	5,252

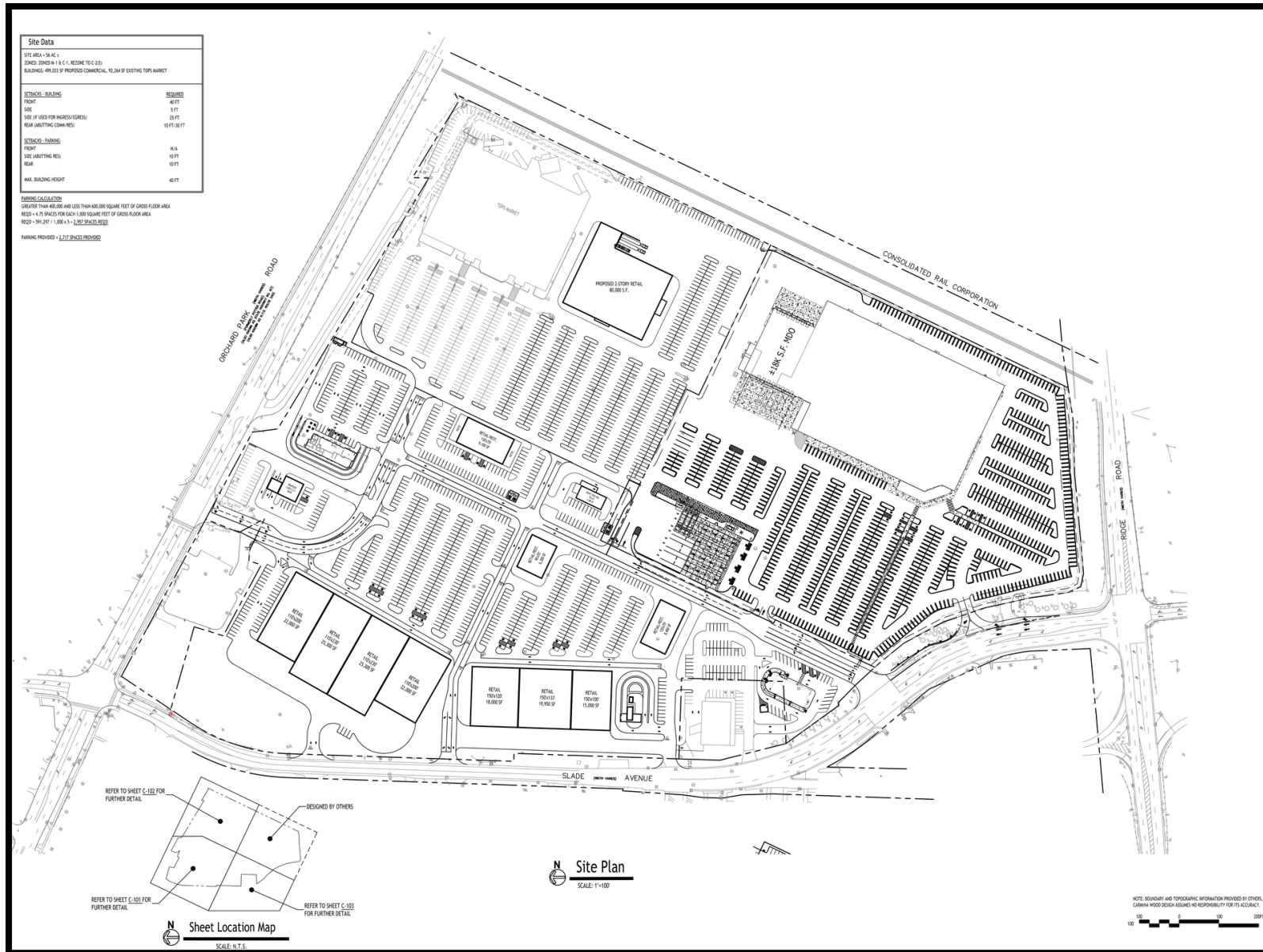


Area Retailers:

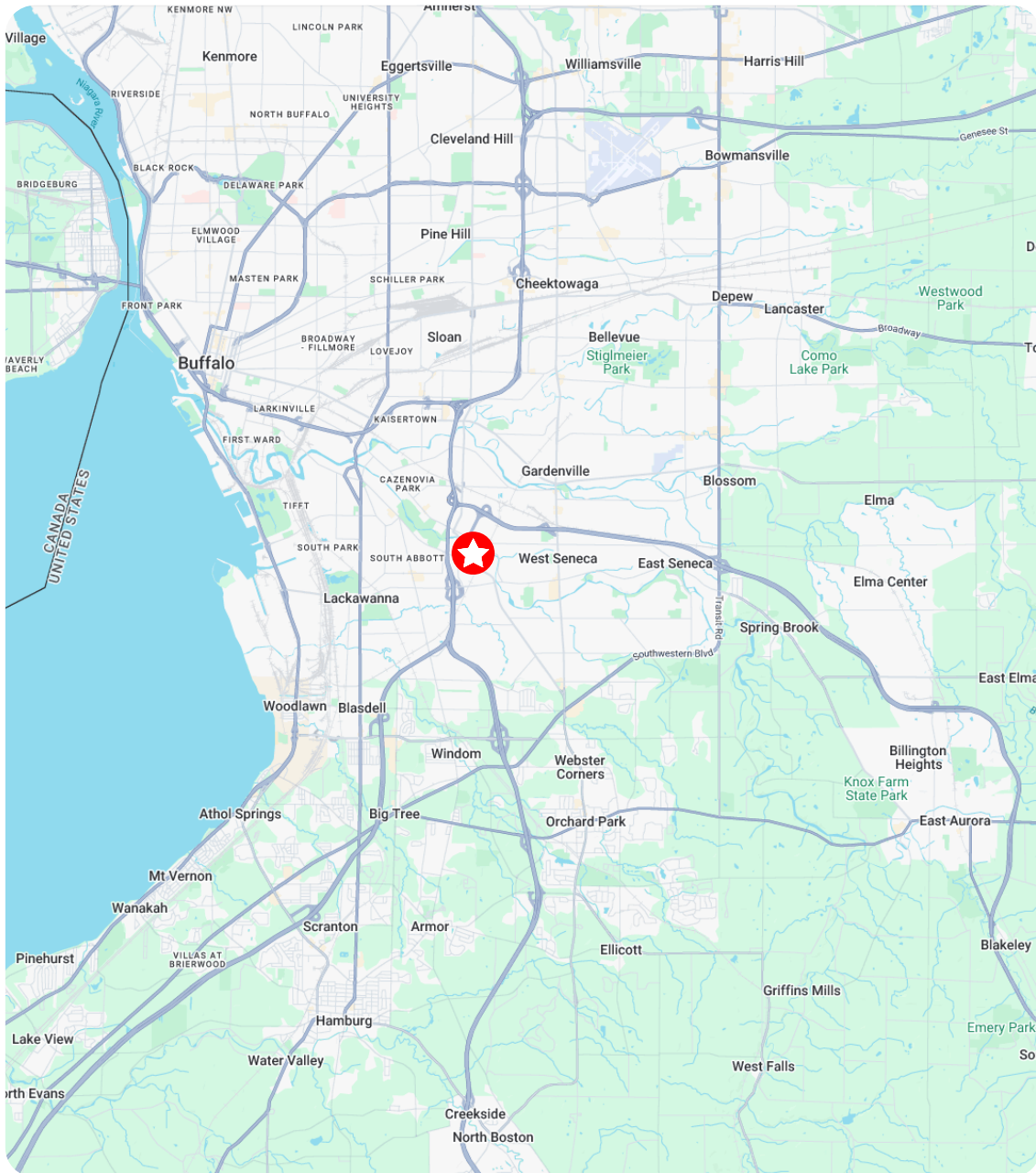


Anchors to be announced soon





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