

FOR SALE: Riley's Bar & Lounge

1781 Orchard Park Rd., West Seneca, NY



Property Overview

- 3,584 SF Riley's Bar and Lounge
- Long established, operating & turn-key
- Good demographics and traffic count
- Parking for 30 cars
- Outdoor patio
- Located just North of Southwestern Blvd., at the Orchard Park border.

- 2nd floor office space
- Owner retiring
- Recent appraisal available

Purchase Price: \$369,000

Demographic Snapshot (2010 Census; 2017 Estimates)

	1 Mile	3 Miles	5 Miles
Population	7,194	50,997	145,967
Households	3,014	21,914	62,260
Average HH Income	\$86,380	\$78,252	\$71,499
Median HH Income	\$75,946	\$67,684	\$57,889
Daytime Population	3,680	33,524	69,605

[View in Google Maps](#)



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