

LAND FOR SALE 475 East and West Road

West Seneca, New York

1.30 + ACRES AVAILABLE FOR SALE

BUILDING FEATURES	
Total Size	1.30 <u>+</u> Acres
Zoning	C1

Property Highlights

- 1.30 + Acre shovel ready site available for sale
- Frontage on both East and West Road and Union Road
- · Located at a signalized corner
- · Easy access from major interstates
- · Flexible zoning allows for many uses

- Excellent traffic counts
- · Area amenities include: Southgate Plaza, restaurants, banks, sports complex, and more
- · Ideal for: retail, office, medical office, day care

SHOVEL READY LAND AVAILABLE FOR SALE



DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Population	9,183	54,976	168,087
Average Household Income	\$91,310	\$78,723	\$72,018
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TRAFFIC COUNTS East and West Road 5.162 AADT Union Road 17,250 AADT

For more information, contact:

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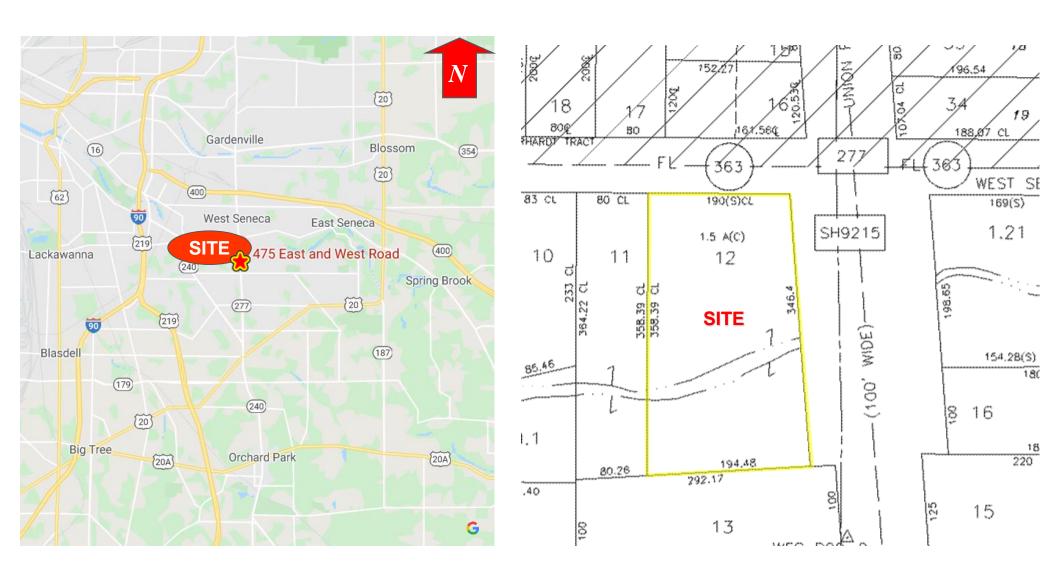
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Location Map Tax Map