

2,180 SF ARBY'S SITE AVAILABLE FOR LAND LEASE

FREESTANDING RETAIL BUILDING / SITE

BUILDING FEATURES	
Building Size	2,180 ± Sq. Ft.
Lot Size	0.68 ± Acres
Zoning	B2

Property Highlights

- Freestanding Arby's site with Drive-Thru available for lease
- Located in front of a busy Lowe's / Tops anchored plaza
- Signalized intersection
- Parking has cross-easements with the plaza
- Many area amenities located nearby
- Ideal for: single tenant / casual dining, bank, office, retail



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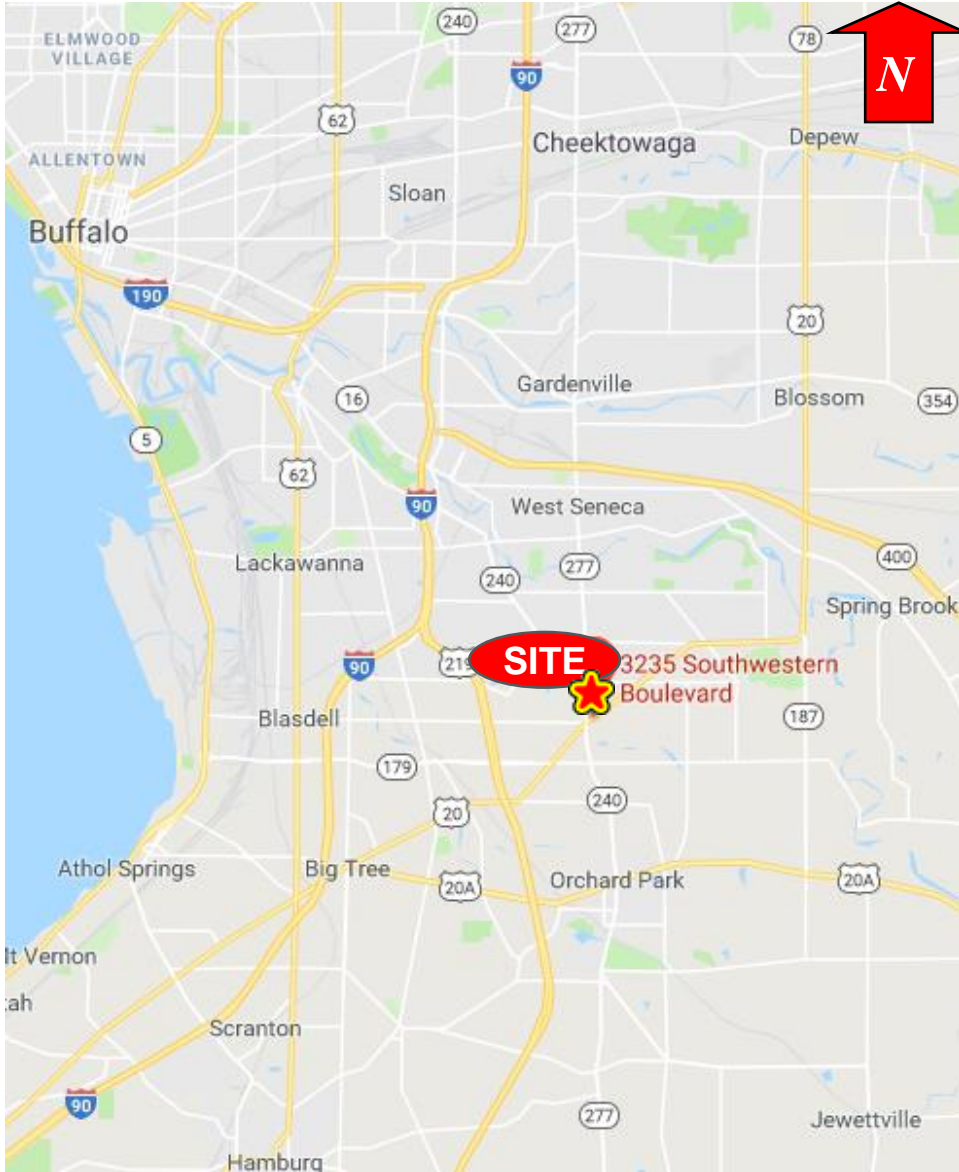
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	5,943	45,059	126,662
Average Household Income	\$95,862	\$86,713	\$76,330

FOR LEASE

3235 Southwestern Boulevard

Orchard Park, New York



Location Map

Aerial