

FOR SALE OR LEASE

3129 Orchard Park Road  
Orchard Park, NY 14127



## Highly Visible 0.07 Acre Outparcel

### Building Features

Total Lot Size	4.20 ± Acres
Pad Site	0.07 ± Acres

### Property Highlights

- Excellent location on Orchard Park Road just off Southwestern Boulevard
- Approximately 0.07 acres in front of Orchard Park's Valu Home Center
- Easy accessibility with close proximity to major transportation routes including NYS Thruway I-90, Routes 400, and 219
- Strategic location near the 5-corners/ Orchard Park retail corridor
- Strong demographics and traffic counts
- Ideal for: retail or office users seeking high visibility, a fast casual restaurant or bank branch



Demographic	1 Mile	3 Miles	5 Miles
Population	5,281	46,966	135,165
Average H.H. Income	\$97,310	\$104,974	\$94,302

Source: ESRI Business Analyst 2023

Traffic Counts	
Orchard Park Road	12,333 AADT
Southwestern Blvd	26,005 AADT

Source: NYS DOT 2019

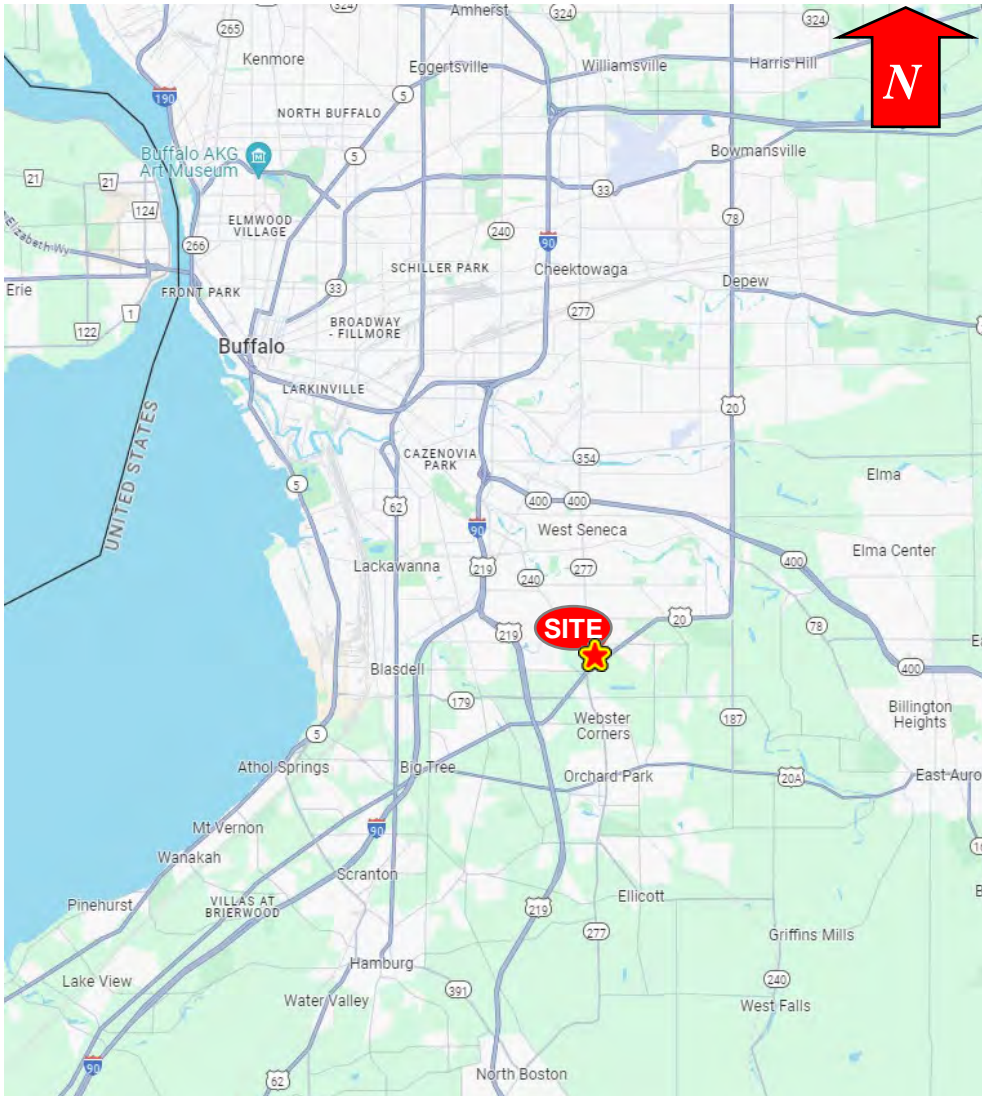
### Contact

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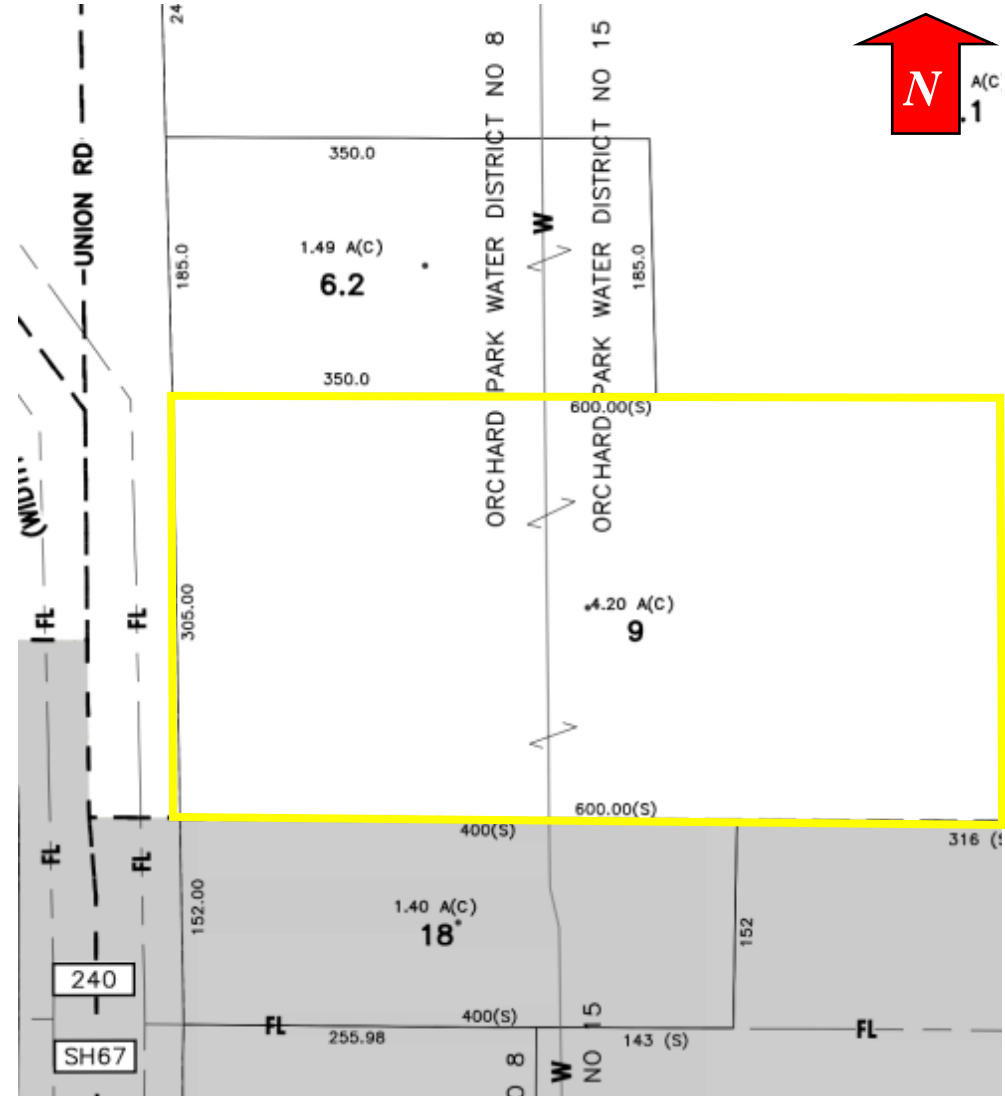
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**3129 Orchard Park Road | Orchard Park, NY**



Location Map



Tax Map









**Southwestern Blvd & Orchard Park Rd**  
 Orchard Park, New York  
 ~Retail Corridor~



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