


FOR LEASE

LAST REMAINING SPACE IN NEIGHBORHOOD SHOPPING CENTER

Property Highlights

- 1,000 SF in-line space available in a high-performing neighborhood shopping center
- Last space remaining, former 7-Eleven office
- Excellent visibility at the signalized corner of Southwestern Blvd and Angle Road
- Plaza is 95% occupied
- Large surface parking lot
- Co-tenants: 7-Eleven, VN Nails, Subway, The Beauty Parlor, Southwestern Liquor & Wine, A&A Beauty Supply & Salon Design, Smoke City, and Alibaba Kebab
- Close proximity to Orchard Park, Hamburg and East Aurora
- Ideal For: professional office, boutique retail, chiropractor or massage, personal training, quick service or fast food restaurant, dispensary, small medical or wellness uses

Building Features

Space Available	1,000± Sq. Ft.		
Total Size	16,992± Sq. Ft.		
Demographic	1 Mile	3 Miles	5 Miles
Population	5,560	36,466	115,833
Average H.H. Income	\$115,719	\$115,658	\$107,369
Source: ESRI Business Analyst 2025			

Traffic Counts

Southwestern Blvd	19,300 AADT
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Source: GBNRTC

EXCLUSIVE CONTACT

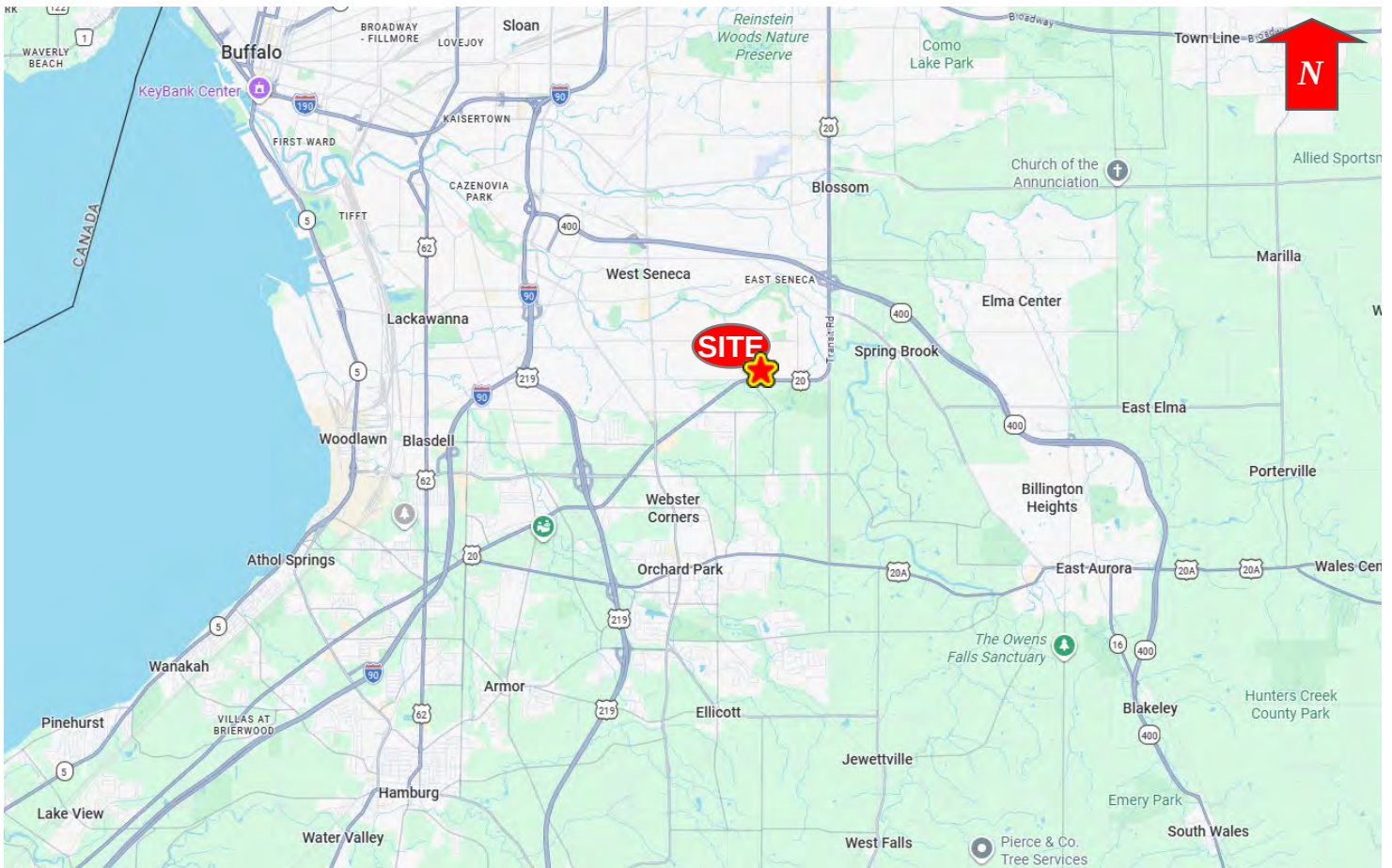
Jeffrey Clabeaux
Real Estate Salesperson

+1 716 725 4345
jclabeaux@pyramidbrokerage.com

Michael R. Demyan
Real Estate Salesperson

+1 716 983 2146
mdemyan@pyramidbrokerage.com

14 Lafayette Square, Suite 1900
Buffalo, New York 14203
+1 716 852 7500
pyramidbrokerage.com



Location Map



Property Photos

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