



SENECA SQUARE - FREE STANDING BUILDING

1900 RIDGE ROAD || WEST SENECA, NY 14224
FORMER ALDI AVAILABLE FOR LEASE

PROPERTY OVERVIEW

1900 RIDGE ROAD, WEST SENECA NY 14224

PROPERTY DESCRIPTION

Former ALDI building in the Town of West Seneca, NY, located in the Seneca Square shopping center. The free standing building is comprised of 15,181 square feet with 9,240 square feet occupied by Vascular Associates of WNY. There is 5,940 square feet available for co-tenant lease. The site has two entry and exit points on Ridge Road, and Orchard Park Road within one mile of Exit 55 of the New York State Thruway (Interstate 90).

SUITE HIGHLIGHTS

- 4,117 SF
- Open floor plan
- Retail/Medical Use
- Pylon Sign
- Ready for Tenant Buildout
- Co-Tenant – Vascular Associates WNY
- Ample Parking

SURROUNDING POPULATION

WEST SENECA, NY	45,390
ORCHARD PARK, NY	29,797
CHEEKTOWAGA, NY	89,234

TRAFFIC COUNTS

RIDGE ROAD	24,553 AADT
INTERSTATE 90	45,076 AADT
ORCHARD PARK ROAD	12,828 AADT

PROPERTY PHOTOS



MARKET AERIAL

1900 RIDGE ROAD, WEST SENECA NY 14224



DEMOGRAPHICS REPORT

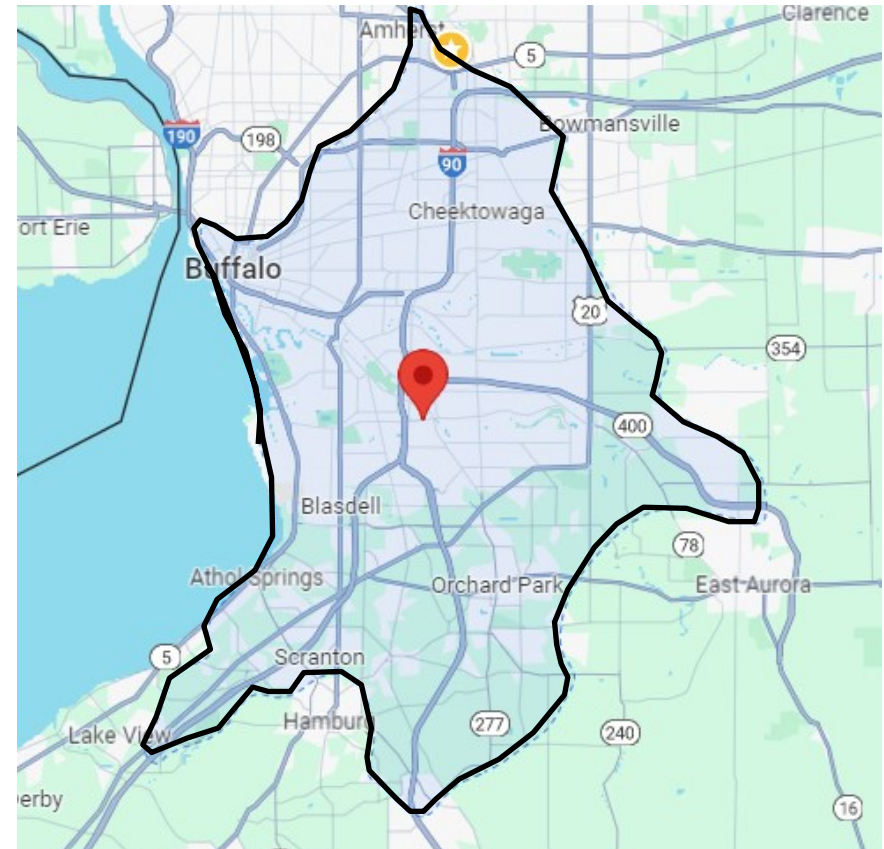
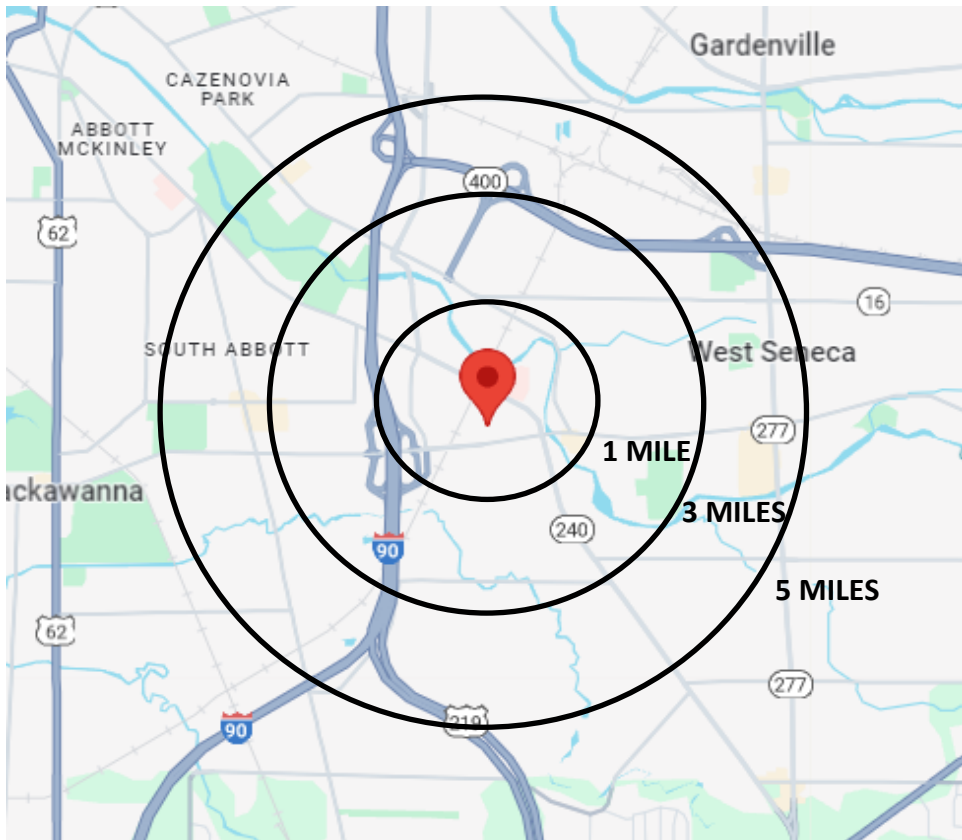
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RADIUS

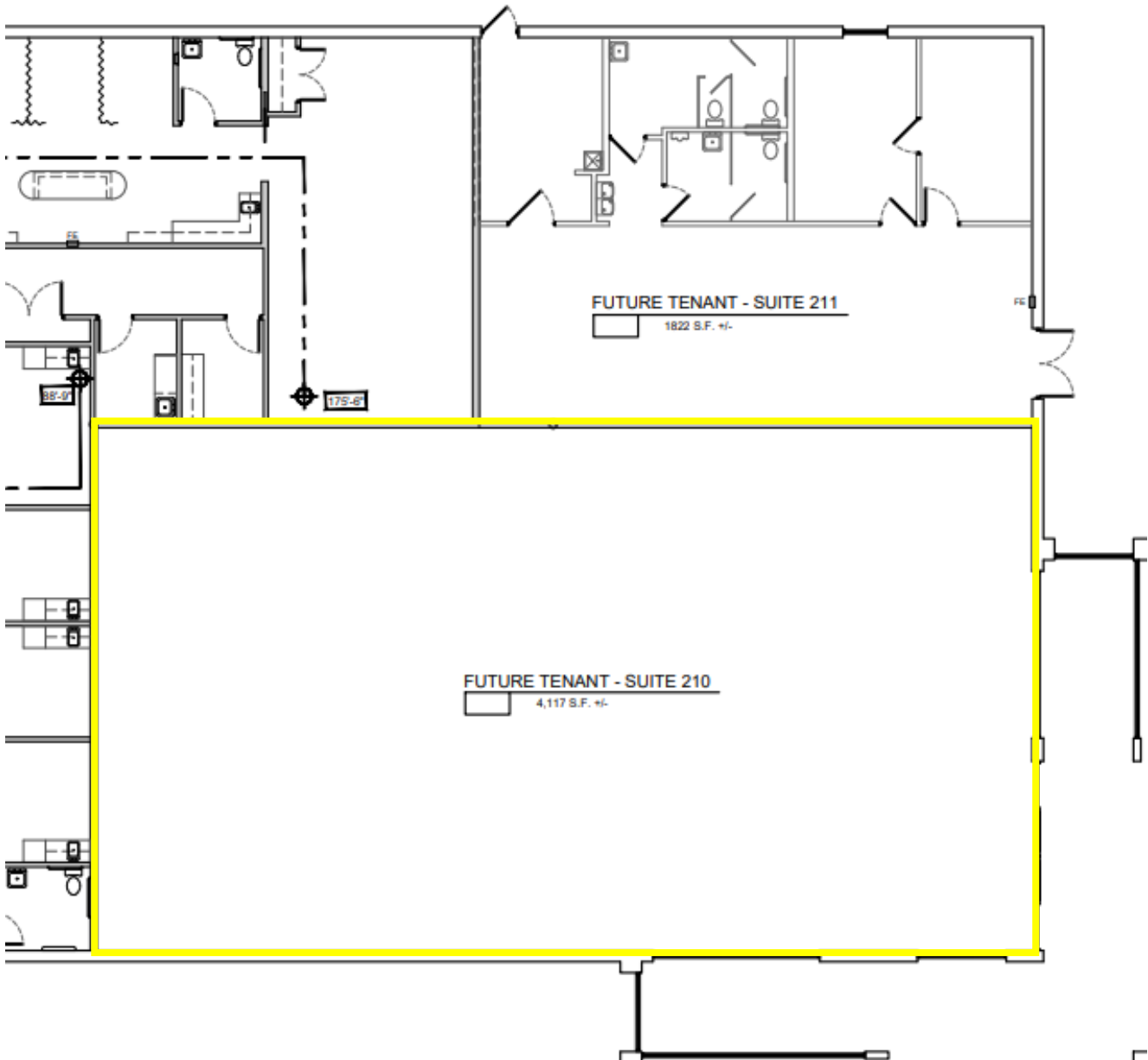
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,487	89,574	181,176
AVERAGE HH INCOME	\$91,304	\$84,001	\$79,624
EMPLOYMENT	6,336	75,028	152,057

TOWN	POPULATION 15 MINUTE DRIVE
WEST SENECA, NY	45,390
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CHEEKTOWAGA, NY	89,234



FLOOR PLAN

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CONTACT US

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