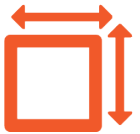


# FOR SALE

1537 UNION RD, WEST SENECA, NY 14424



**8,367 ±**  
SF AVAILABLE



**31,637**  
VEHICLES PER DAY



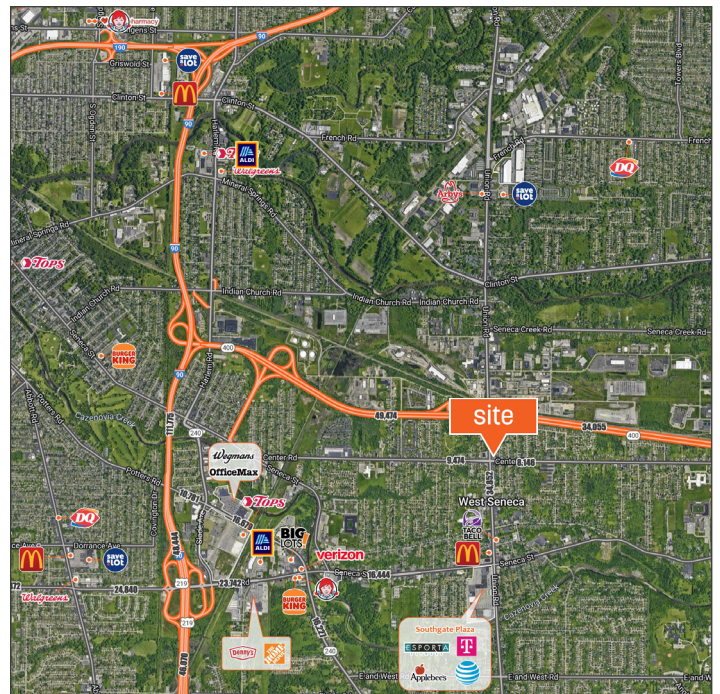
**\$1,150,000**  
LIST PRICE

## OFFERING SUMMARY

Property Type	Restaurant/Retail
Size	1.16 Acres ± /8,367±SF
Annual Income	\$139,500
Traffic Counts	Union Rd: 31,637 / vpd Aurora Expy: 35,469 / vpd
Parking	96 Spaces-Striped 0.25 acres of additional parking

## PROPERTY HIGHLIGHTS

- High traffic volume
- Direct access to Aurora Expressway (35,469 vpd)
- Existing Tenants: Legacy Sports Pub & Papa's Pizza
- Income Producing-\$139,500/year
- Fully built-out basement currently set up as a banquet room
- 3 fully-occupied apartments
- Sale-lease back opportunity



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	7,339	73,439	181,978
Median HH Income	\$70,218	\$78,003	\$71,757
Households	3,599	33,512	81,977
Employees	3,394	19,172	74,518

**FOR SALE**

1537 UNION RD, WEST SENECA, NY 14424

**Caliber**  
Commercial Brokerage



**Jacob Rivera, Partner**

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