

FORMER RITE AID

798 Harlem Road, West Seneca, NY 14224

14,716 SF - 1.78 ACRES | TOPS OUTPAD | AVAILABLE FOR SALE/LEASE | ACTUAL PROPERTY PHOTO



Exclusively Listed By:

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TABLE OF CONTENTS

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Top Ranking Tops Market
#16 Store in the Chain
Per Placer.ai

Placer.ai

Subject
Property

HARLEM ROAD

Mineral Springs Rd

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FORMER RITE AID

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EXECUTIVE SUMMARY

CLICK ON THE FOLLOWING LINKS:



Google Map



Street View



OFFERING SUMMARY

List Price:	Upon Request
Lease Rate:	Upon Request
Land Acreage:	1.78 Acres
Building Size:	14,716 SF
Land Acreage:	1.78 Acres
Year Built:	2003
Parking:	80 Parking Spaces

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,389	46,164	115,704
Total Population	9,591	103,800	262,634
Average HH Income	\$74,160	\$71,539	\$70,541

PROPERTY HIGHLIGHTS

- Spacious, All-Brick 14,716 SF Free-Standing Building W/ Drive-Thru
- Total Population within 5 Miles Exceeds 262,634 People
- Situated on the Hard-Signalized Corner of Harlem Rd and Mineral Springs Rd which Report Combined Traffic Counts of 28,682+ Cars Per Day
- Average Household Income Exceeds \$74,000 within 1 Mile
- Situated Right Off the I-90 Freeway, which Reports Traffic Counts of 135,449 Cars Per Day
- Versatile Layout for Retail or Commercial Use
- Ample parking with 80 surface spaces (5.5 per 1,000 SF)
- Located in West Seneca, Erie County (Buffalo MSA)
- 7 Miles from Buffalo Niagara International Airport



[CLICK HERE FOR A FINANCING QUOTE](#)

Garryn B. Laws | Capital Advisor
(Direct) 714.655.3720 | glaws@convoy-cap.com





135,449+ VPD

Top Ranking Tops Market
#16 Store in the Chain
Per Placer.ai



Subject
Property

DOLLAR TREE

SUPERCUTS



9,565+ VPD

HARLEM ROAD



19,117+ VPD

Mineral Springs Rd





SENECA
BUFFALO CREEK
CASINO

KeyBank
CENTER ARENA

BUFFALO,
NEW YORK

CANADA

ALLENTOWN,
NEW YORK

Buffalo
Central
Terminal

BUFFALO
MUSEUM OF
SCIENCE

SOUTH BUFFALO
CHARTER SCHOOL

INTERSTATE 90 90,000+ VPD

CLINTON ST. - 19,201 CPD

Comfort
INN

Fantastic Sams
HAIR SALONS
VALU
HOME CENTERS

Best
Western

MINERAL SPRINGS RD. 9,565+ VPD

Subject
Property

Tops
Friendly Markets
FITNESS 19
SUPERCUTS

DOLLAR TREE
WESTERN NEW YORK
DENTAL GROUP
Citizens Bank

INTERSTATE 90 135,449+ VPD

SUBWAY

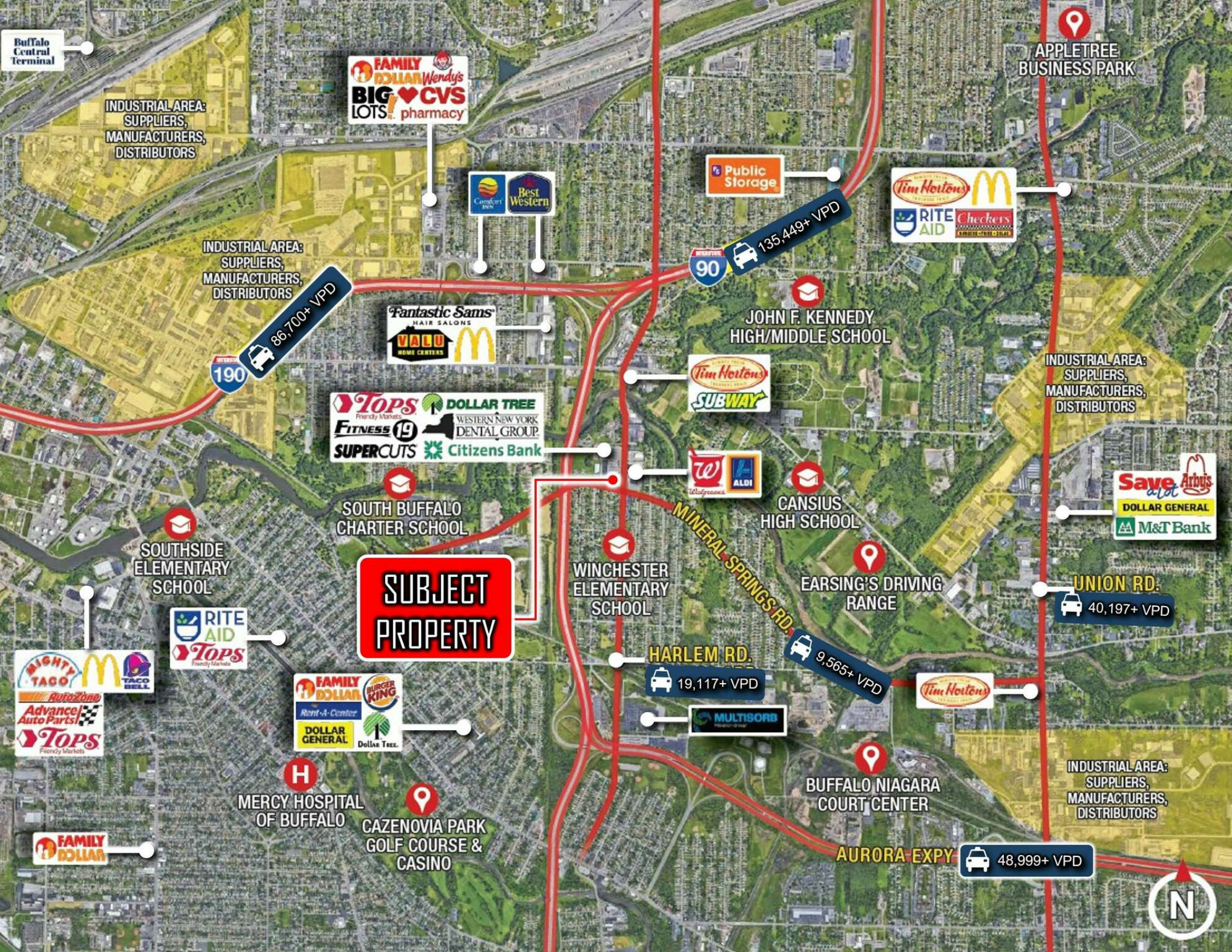
HARLEM RD. 19,117+ VPD

Walgreens

ALDI

Tim Hortons
ALWAYS FRESH
FOODS AND BEVS





Buffalo Central Terminal

INDUSTRIAL AREA: SUPPLIERS, MANUFACTURERS, DISTRIBUTORS

FAMILY DOLLAR Wendy's BIG LOTS CVS pharmacy

Comfort INN Best Western

Public Storage

Tim Hortons McDonald's RITE AID Checkers

APPLETREE BUSINESS PARK

INDUSTRIAL AREA: SUPPLIERS, MANUFACTURERS, DISTRIBUTORS

190

86,700+ VPD

Fantastic Sams HAIR SALONS VAO HOME CENTERS McDonald's

90

135,449+ VPD

JOHN F. KENNEDY HIGH/MIDDLE SCHOOL

INDUSTRIAL AREA: SUPPLIERS, MANUFACTURERS, DISTRIBUTORS

TOPS Friendly Markets DOLLAR TREE FITNESS 19 WESTERN NEW YORK DENTAL GROUP SUPERCUTS Citizens Bank

Tim Hortons SUBWAY

Save A Lot DOLLAR GENERAL M&T Bank

SOUTHSIDE ELEMENTARY SCHOOL

SOUTH BUFFALO CHARTER SCHOOL

MINERAL SPRINGS RD.

CANSIUS HIGH SCHOOL

UNION RD. 40,197+ VPD

SUBJECT PROPERTY

WINCHESTER ELEMENTARY SCHOOL

EARSING'S DRIVING RANGE

RITE AID TOPS Friendly Markets

HARLEM RD. 19,117+ VPD

9,565+ VPD

Tim Hortons

RIGHTY TACO McDonald's TACO BELL RotoZone Advance Auto Parts TOPS Friendly Markets

FAMILY DOLLAR Burger King Rent-A-Center DOLLAR GENERAL Dollar Tree

MULTISORB

MERCY HOSPITAL OF BUFFALO

CAZENOVIA PARK GOLF COURSE & CASINO

BUFFALO NIAGARA COURT CENTER

INDUSTRIAL AREA: SUPPLIERS, MANUFACTURERS, DISTRIBUTORS

FAMILY DOLLAR

AURORA-EXPY

48,999+ VPD



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MARKET OVERVIEW



WEST SENECA, NY

West Seneca is a suburban town located in Erie County, New York, and forms part of the greater Buffalo-Cheektowaga-Niagara Falls Metropolitan Statistical Area. Positioned just 8 miles southeast of downtown Buffalo, the area offers convenient access to major highways including Interstate 90 (New York State Thruway) and Route 400, providing direct connectivity to regional employment centers and surrounding communities. The town is also within close proximity to Buffalo Niagara International Airport and Amtrak's Depew Station, making it well-connected by both air and rail.

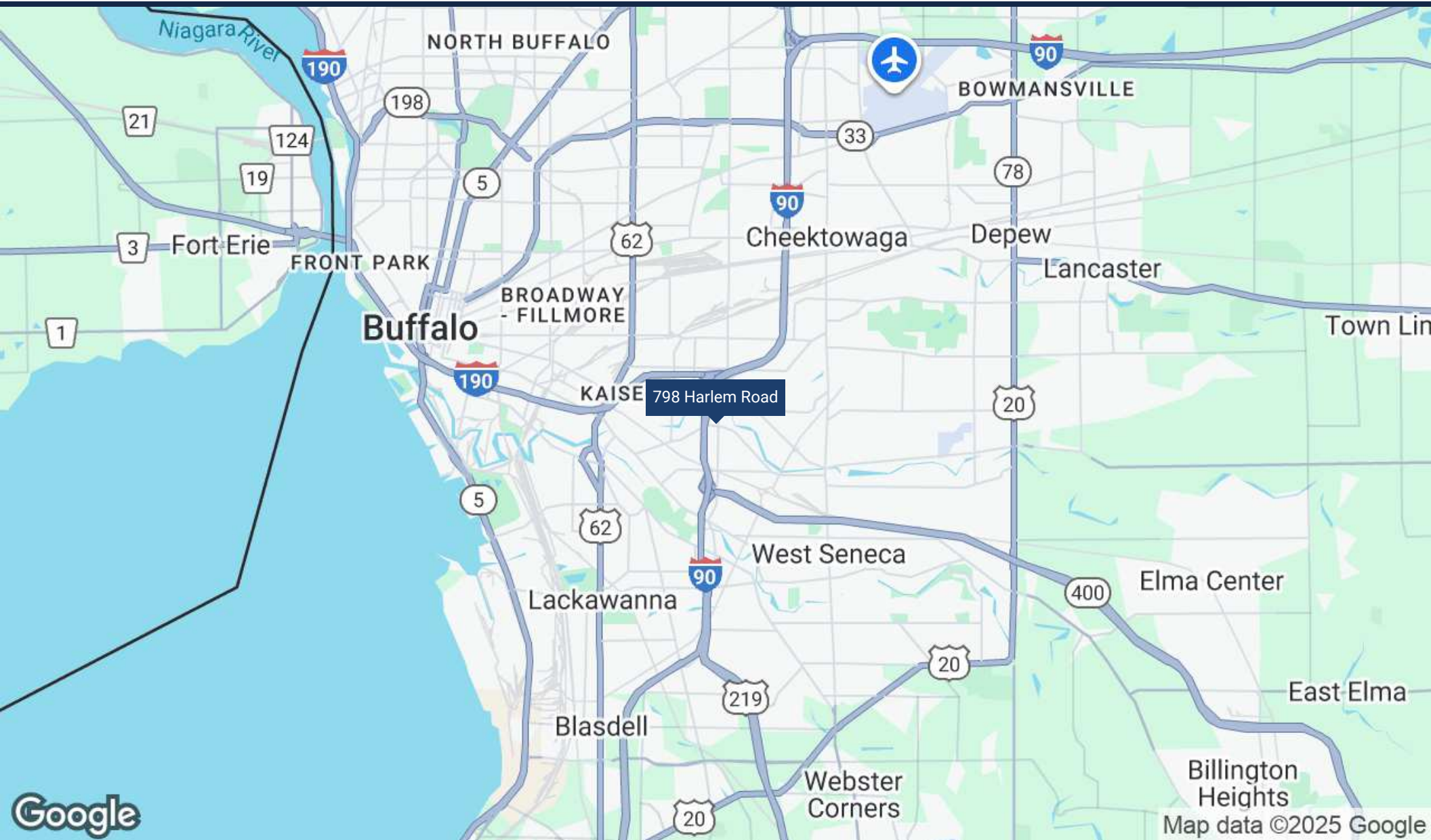
Covering approximately 21 square miles, West Seneca is home to a population of over 117,000 residents within a five-mile radius. The area is predominantly residential, consisting of single-family homes, local businesses, and neighborhood retail centers, contributing to a stable and community-oriented environment. The median household income within a 3-mile radius exceeds \$53,000, with a balanced mix of working professionals, families, and retirees.

West Seneca is served by the West Seneca Central School District, with access to several public and private schools in the area. The town features numerous parks and green spaces including Harlem Road Park and Centennial Park, along with community centers and recreational facilities that support local quality of life. Retail corridors along Union Road, Orchard Park Road, and Ridge Road are home to national brands, grocery stores, and service-oriented businesses, contributing to a strong local commercial presence.

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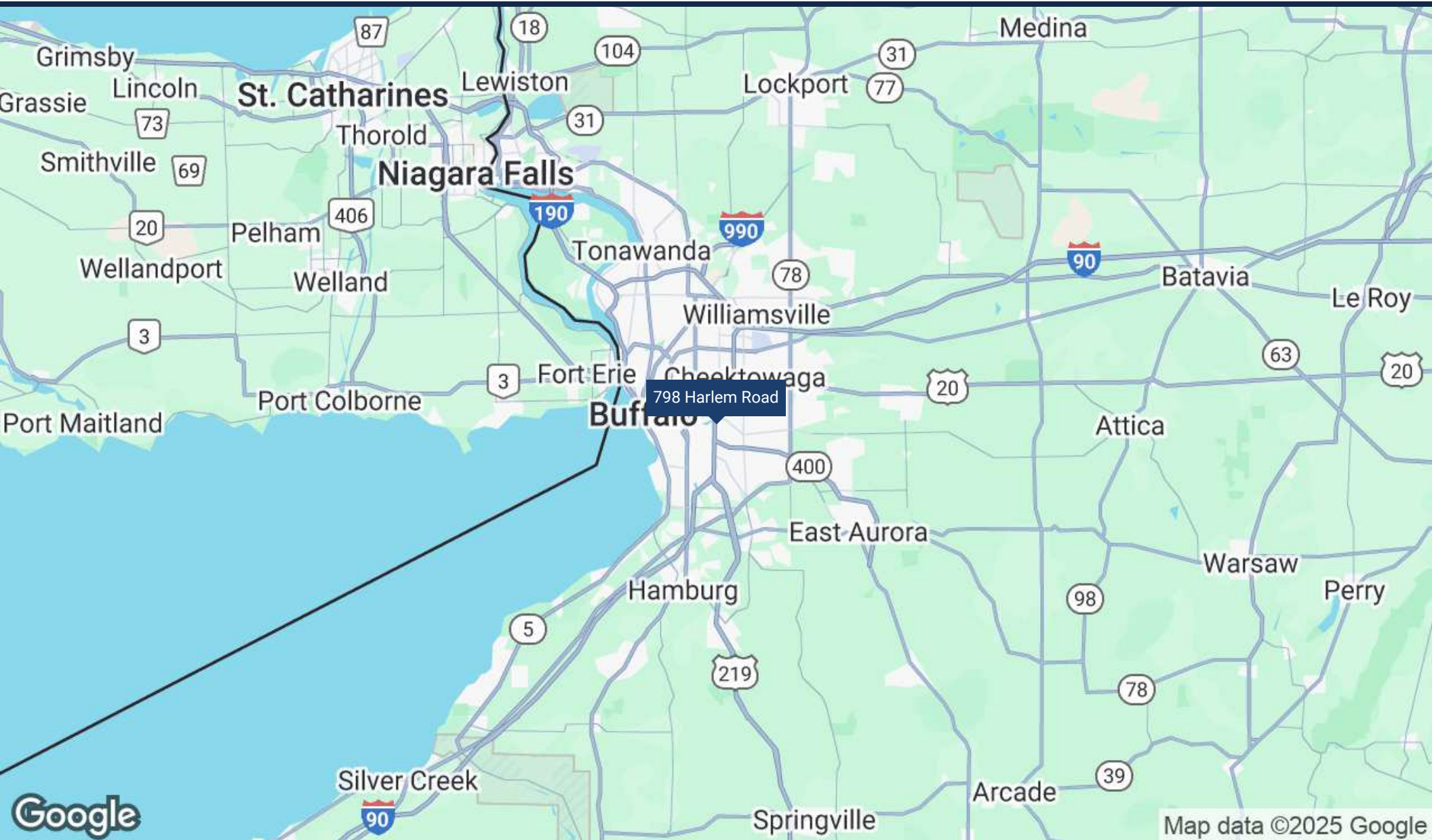
REGIONAL MAP



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LOCATION MAP



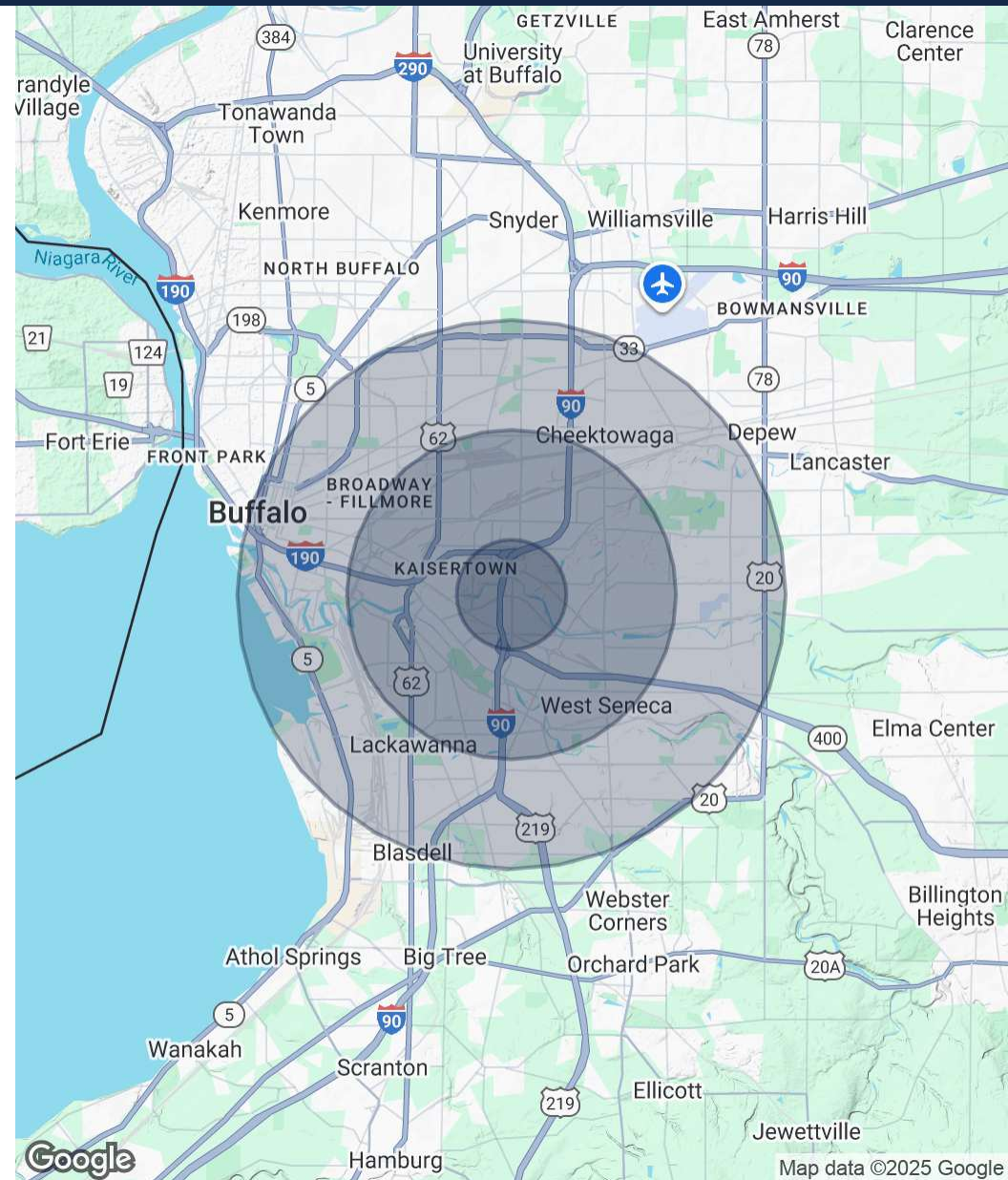
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,591	103,800	262,634
Average Age	43	42	41
Average Age (Male)	42	40	40
Average Age (Female)	44	43	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,389	46,164	115,704
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$74,160	\$71,539	\$70,541
Average House Value	\$219,003	\$202,862	\$222,798

Demographics data derived from AlphaMap



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