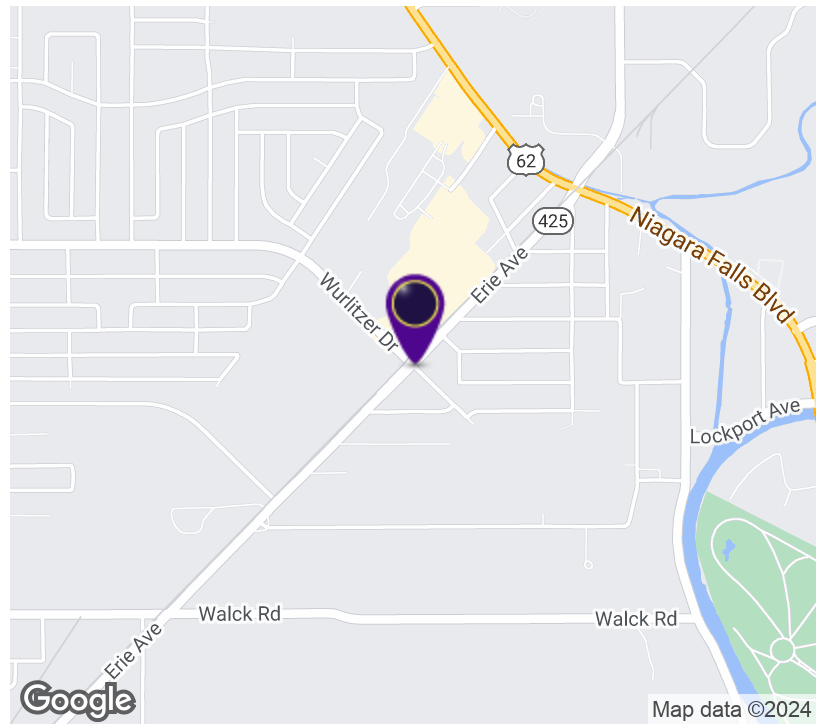
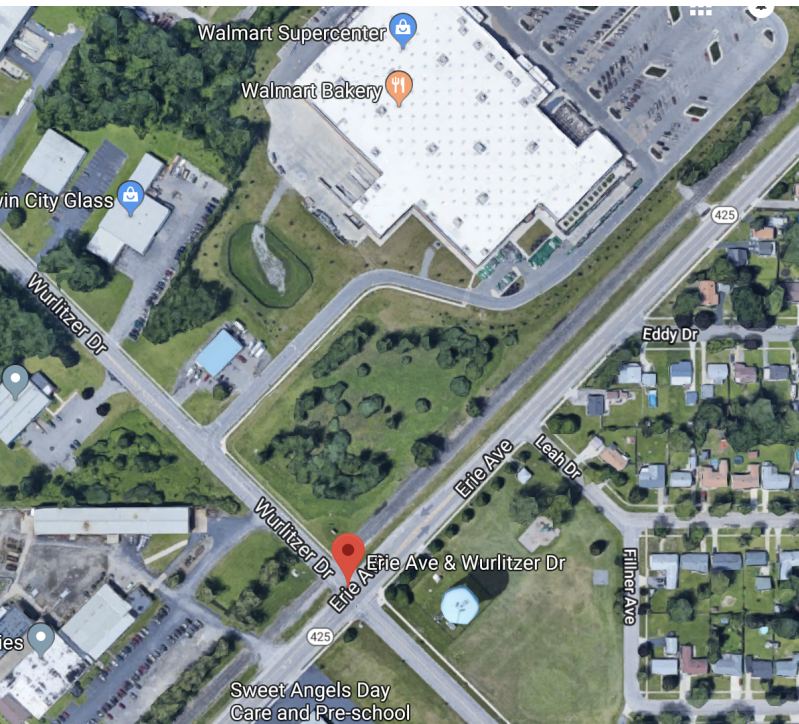


Erie Avenue & Wurlitzer Drive

North Tonawanda, NY 14120



OFFERING SUMMARY

Sale Price: \$275,000

Lease Rate: \$35,000.00 per year
(Ground)

Lot Size: 1.5 Acres

Price / SF: \$4.21

PROPERTY OVERVIEW

Pad site on corner of Super Wal Mart Super Center. Easily accessible and visible from all roads. 1.50 Acres of flat land. Electricity/power, water, telephone, cable, gas/propane are all featured with this property. Walmart opened in 2012 with has become a major attraction for the area.

PROPERTY HIGHLIGHTS

- Features: Electricity/Power, Water, Telephone, Cable, Gas/Propane
- Excellent Location
- 1.50 Acres
- Vacant Land - Retail Pad



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ADDITIONAL PHOTOS

Erie Avenue & Wurlitzer Drive

North Tonawanda, NY 14120



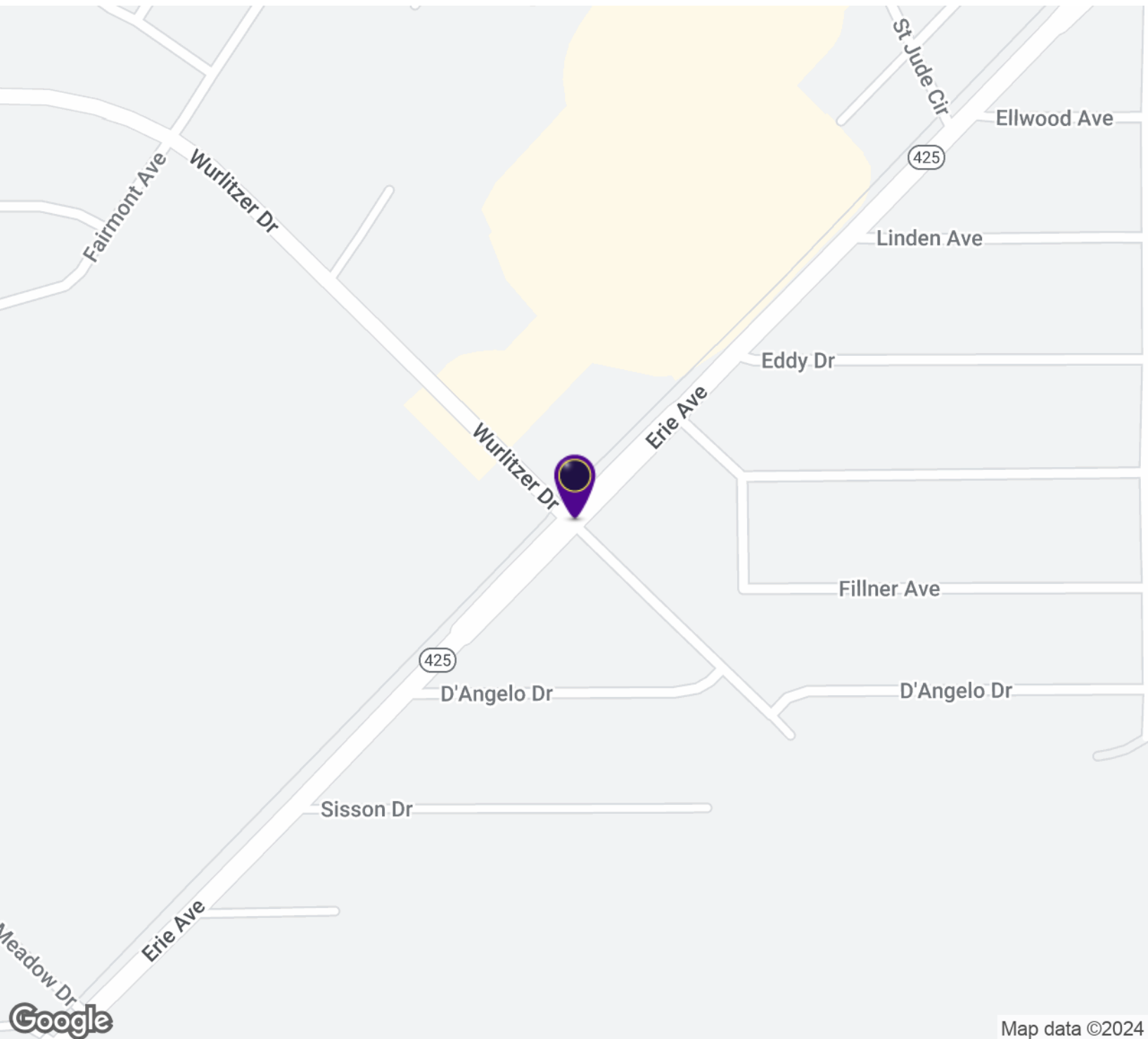
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LOCATION MAP

Erie Avenue & Wurlitzer Drive

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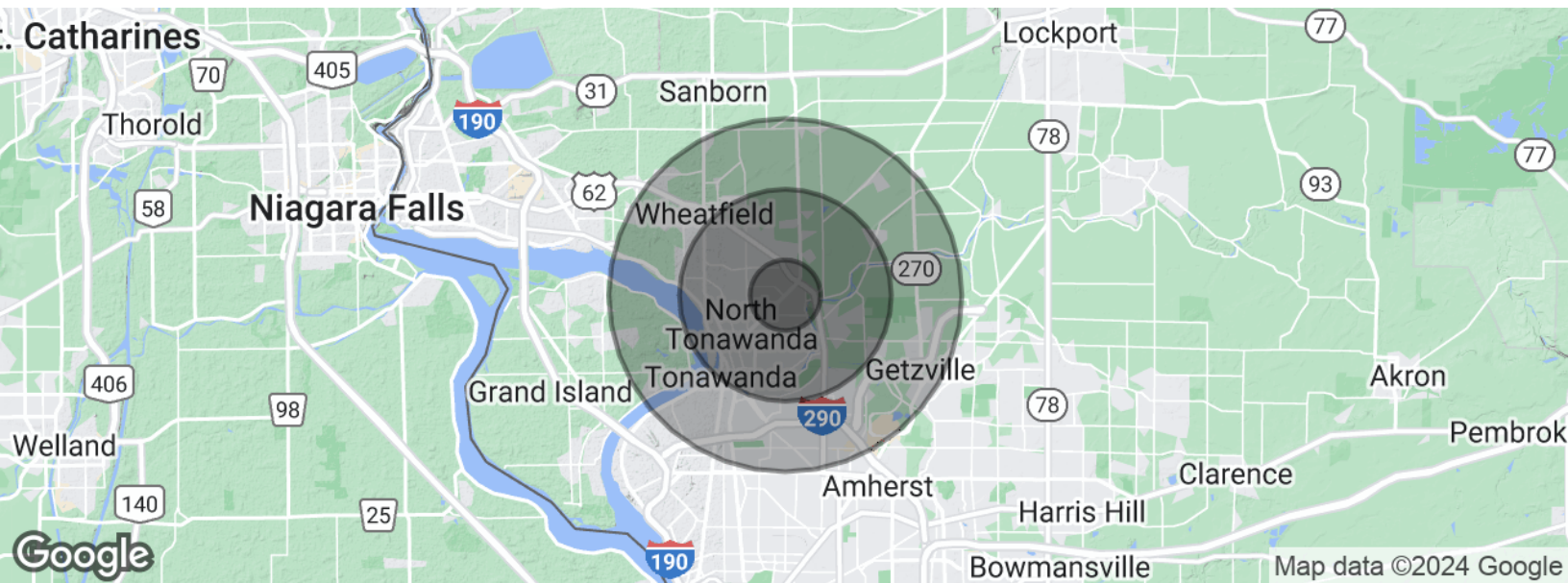


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,472	53,021	140,625
Median age	42.4	41.1	41.3
Median age (Male)	42.0	38.9	38.9
Median age (Female)	42.5	43.3	43.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,952	22,586	60,169
# of persons per HH	2.5	2.3	2.3
Average HH income	\$70,856	\$59,957	\$59,039
Average house value	\$186,828	\$130,202	\$141,625

* Demographic data derived from 2020 ACS - US Census



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