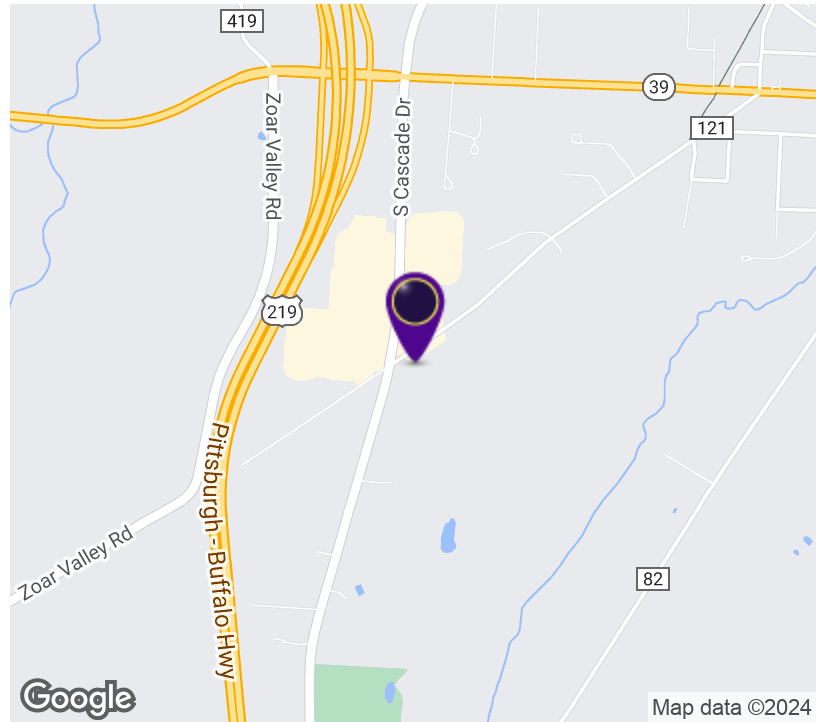


Two out parcels are available for development

330 S Cascade Drive, Springville, NY 14141



OFFERING SUMMARY

Sale Price: Call for More Details

Available SF:

Lease Rate: Call For More Details

Lot Size: 1.1 Acres
1.3 Acres

Price / SF: -

PROPERTY OVERVIEW

Two out parcels are available for development. A - 1.1 AC +/- 210' road frontage. B- 1.3 AC +/- 204' road frontage. Located in front of Lowes High traffic location Regional Shopping area. Ground Lease will be considered also.

LOCATION OVERVIEW

Two out-parcel development sites located in front of Lowe's home improvement store. Near Walmart supercenter, Tops, Aldi, Tractor Supply and auto dealerships.

PROPERTY HIGHLIGHTS

- Excellent Exposure
- Ground Lease Will Be Considered
- High Traffic Location
- Two Parcel Development Opportunity



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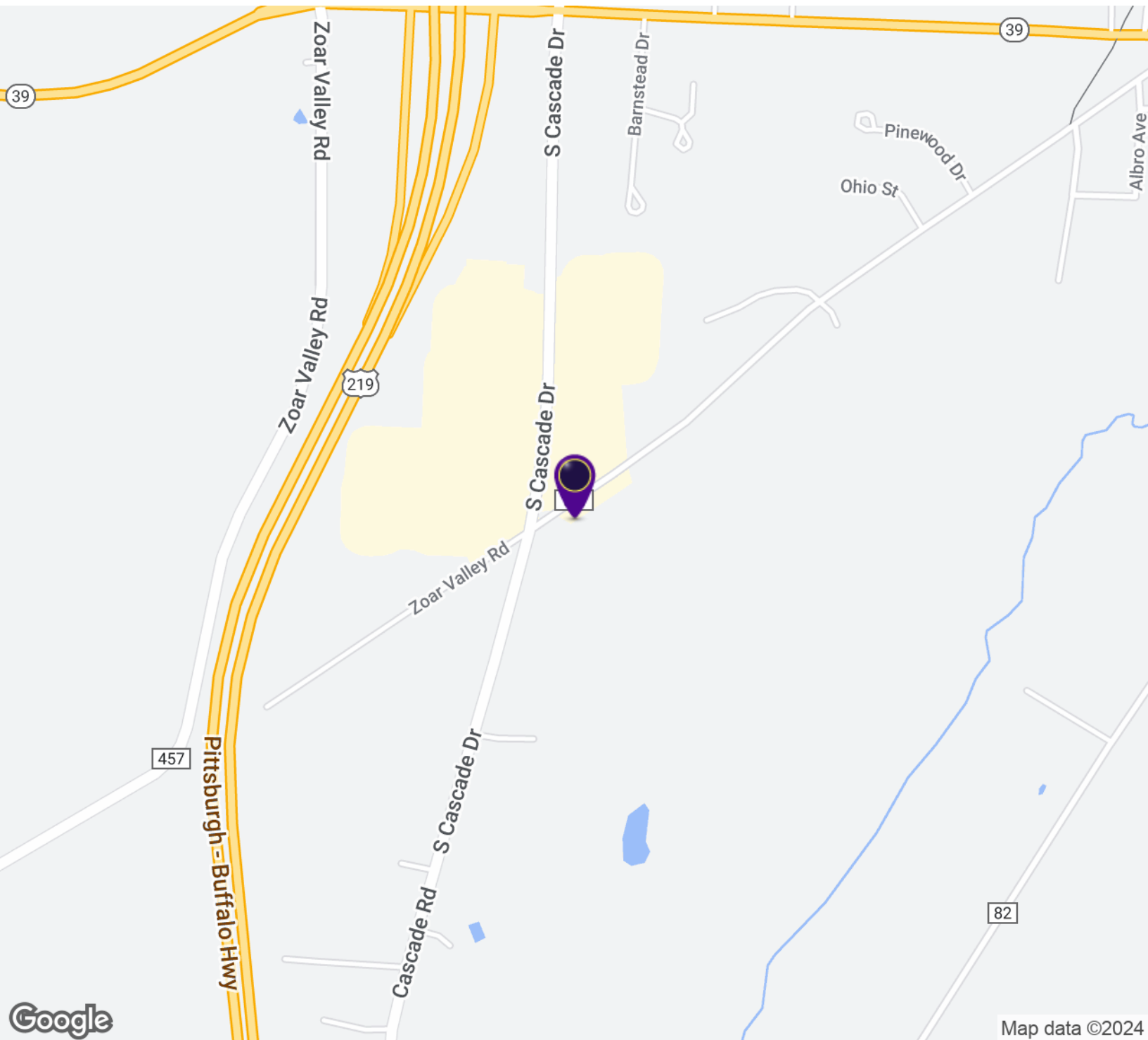
ADDITIONAL PHOTOS

Two out parcels are available for development
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LOCATION MAPS

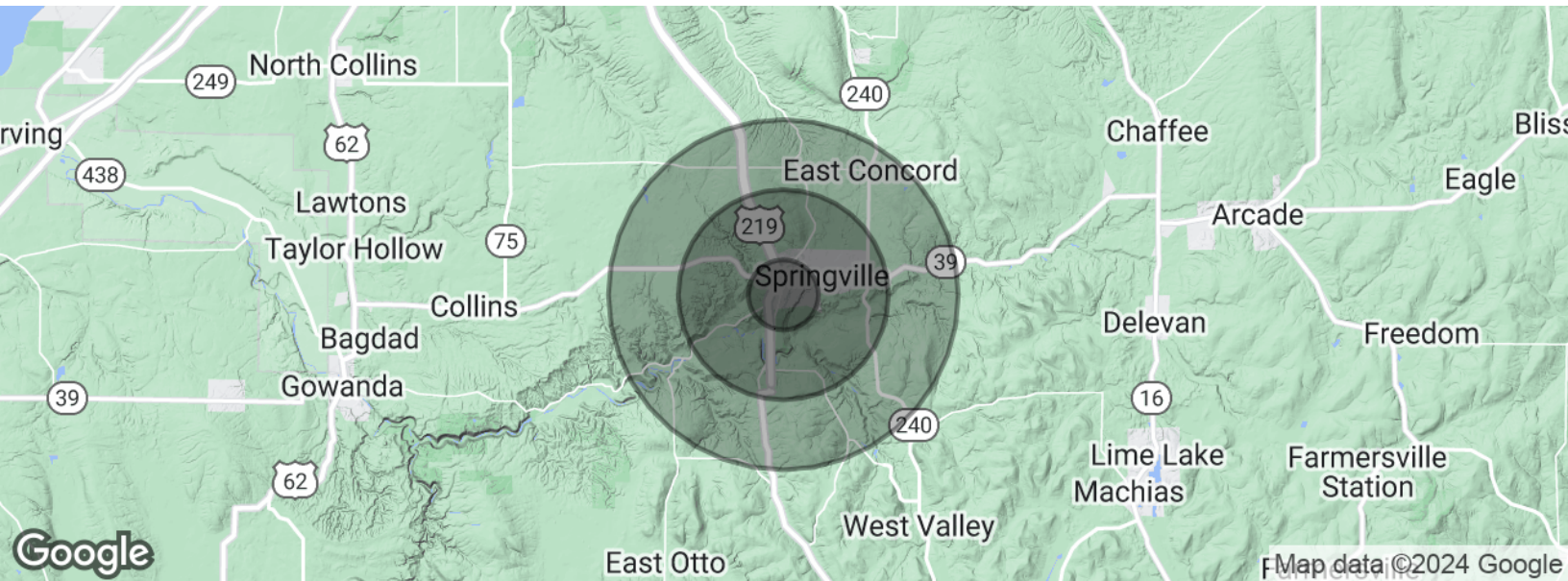
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	1,970	6,602	9,442
Median age	41.8	42.0	42.2
Median age (Male)	32.3	33.9	36.1
Median age (Female)	48.2	47.4	46.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	844	2,800	3,944
# of persons per HH	2.3	2.4	2.4
Average HH income	\$51,575	\$52,659	\$54,194
Average house value	\$134,667	\$133,458	\$131,032

* Demographic data derived from 2020 ACS - US Census



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