

# 4595 Millersport Highway

East Amherst, NY 14051



## OFFERING SUMMARY

Sale Price: \$40,000

Available SF:

Lot Size: 23.24 Acres

Zoning: Residential

Price / SF: \$0.04

## PROPERTY OVERVIEW

Vacant Land with 575' of frontage on Millersport Highway. Approximately 15,000 +/- daily traffic pass this parcel. Zoned residential. US Army Corp of Engineers re-assessed the terrain in the rear of the property as wetlands where hundreds of pine trees had been planted

## LOCATION OVERVIEW

Located on Millersport Highway this vacant land has an extremely high drive by traffic exposure. Close proximity to Niagara Produce, University At Buffalo, New York State I-990, Transit Road, and Buffalo Niagara International Airport.

## PROPERTY HIGHLIGHTS

- Excellent Location
- High Traffic Counts - 15,000 +/- Daily
- 575' Frontage on Millersport Highway

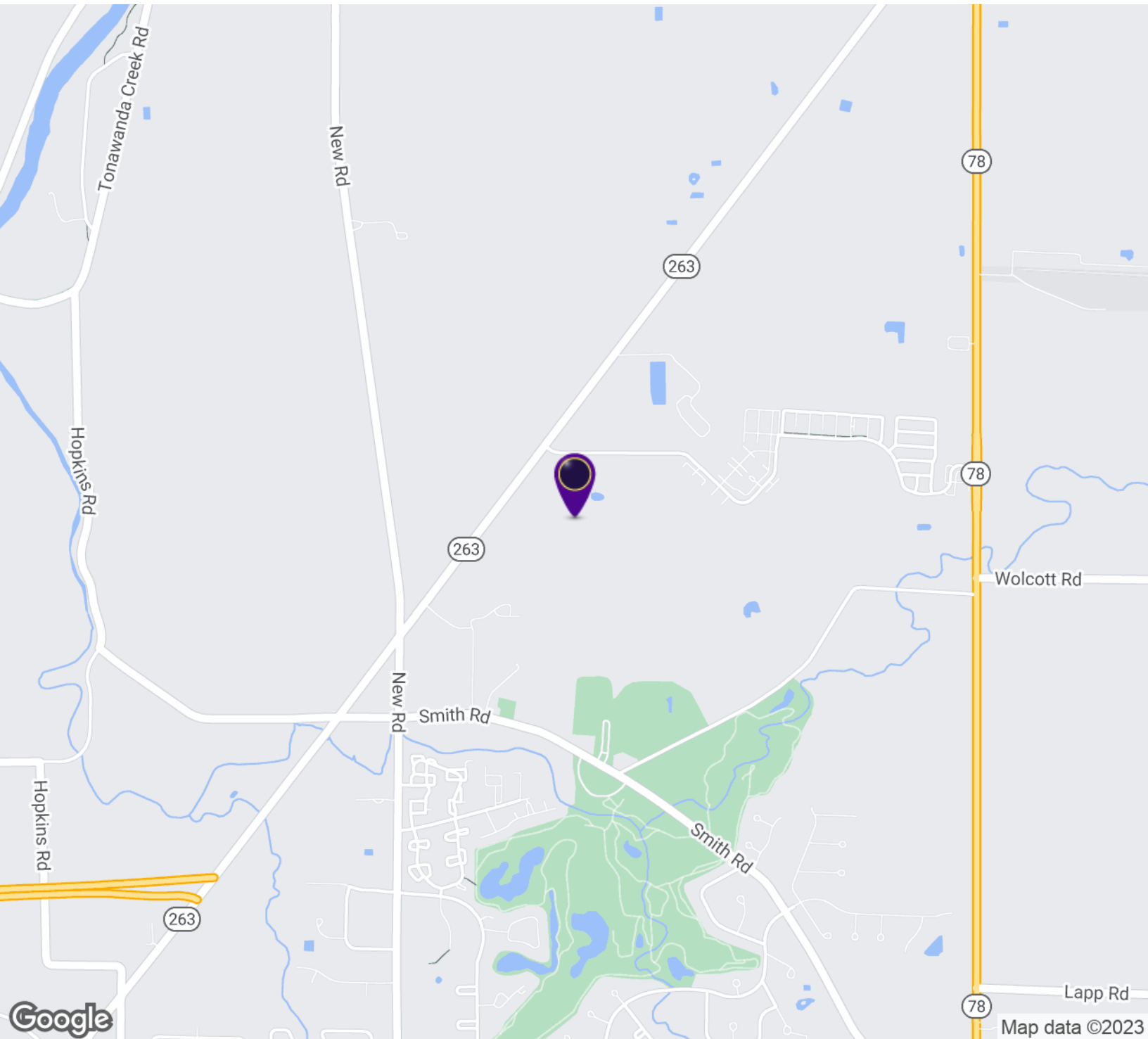


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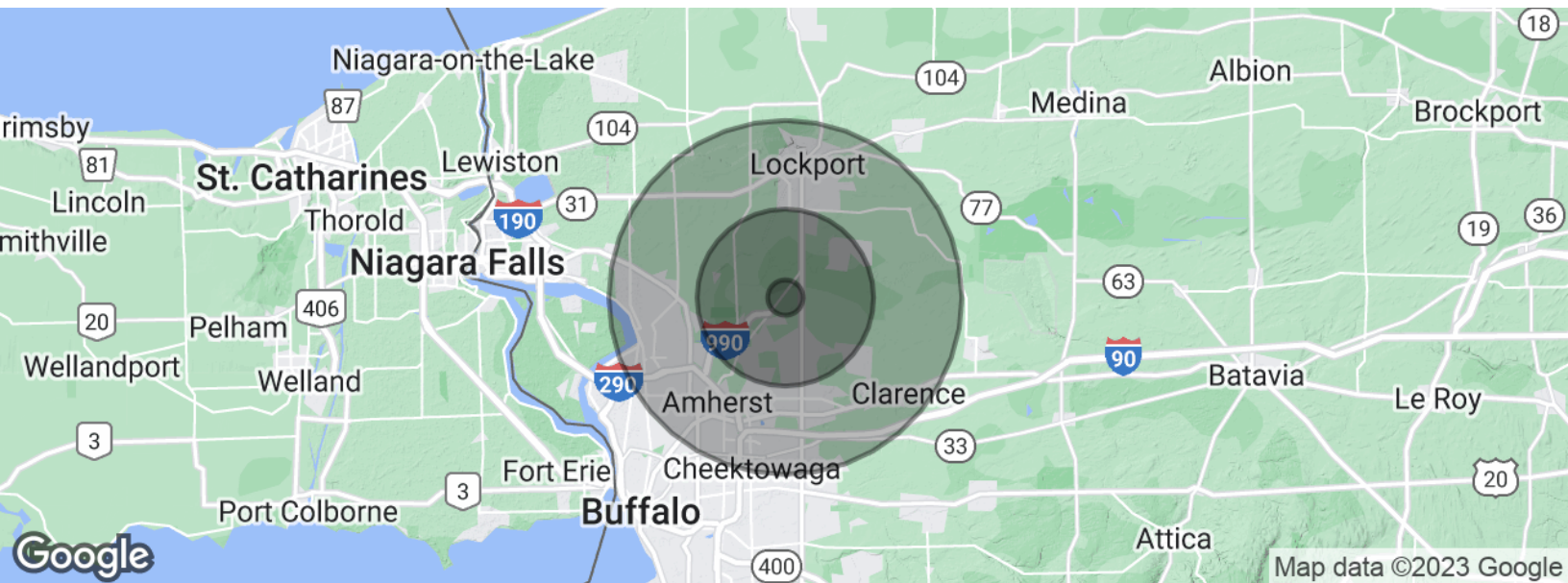
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,373	74,241	367,114
Median age	40.3	42.6	41.0
Median age (Male)	35.5	41.2	39.4
Median age (Female)	44.8	43.9	42.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	961	28,136	146,899
# of persons per HH	2.5	2.6	2.5
Average HH income	\$94,952	\$103,597	\$74,966
Average house value	\$226,846	\$213,218	\$171,116

\* Demographic data derived from 2020 ACS - US Census