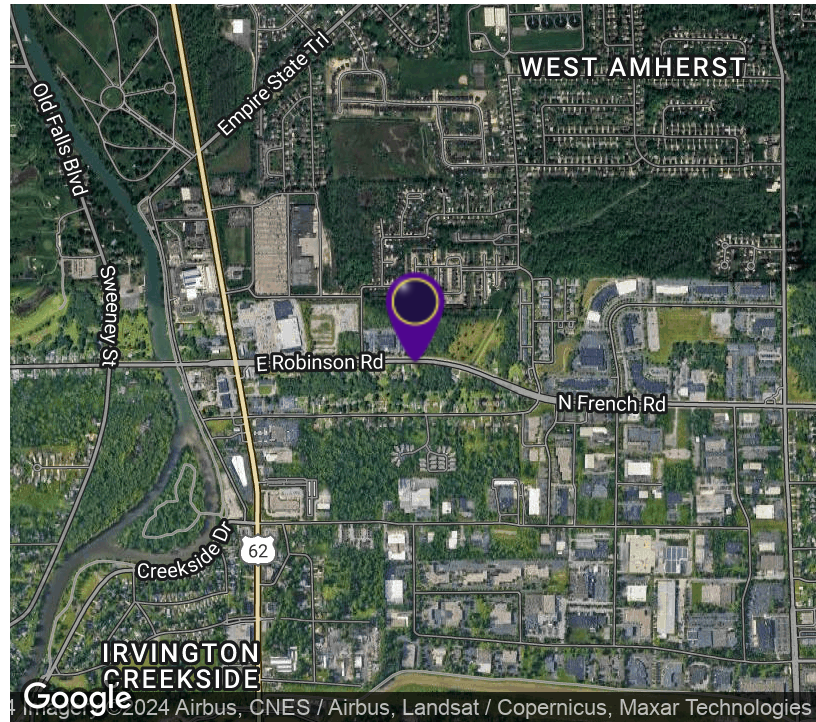


Vacant Land Development

3881 - 3885 East Robinson Road , Amherst, NY 14228



OFFERING SUMMARY

Sale Price: \$349,000

Available SF:

Lot Size: 1.3 Acres

Price / SF: \$6.16

PROPERTY OVERVIEW

1.3-acre development site just off Niagara Falls Blvd across from the Tops, Kohls, & Wegmans East Robinson Road Plaza's entrance. Also available to the west is a 2.3-acre site with 574' +/- of frontage giving you a total of 775' +/- of East Robinson Road frontage with 3.6 total acres. Access to Niagara Falls Blvd available.

LOCATION OVERVIEW

Located 1/4 mile east of Niagara Falls Blvd. between Tonawanda Creek Road & Creekside Drive and to the west of Sweethome Road.

PROPERTY HIGHLIGHTS

- Excellent Exposure & Visibility
- Just East of Niagara Falls Blvd
- Lot Size 201' x 289' 1.3 Acres
- Motivated Seller

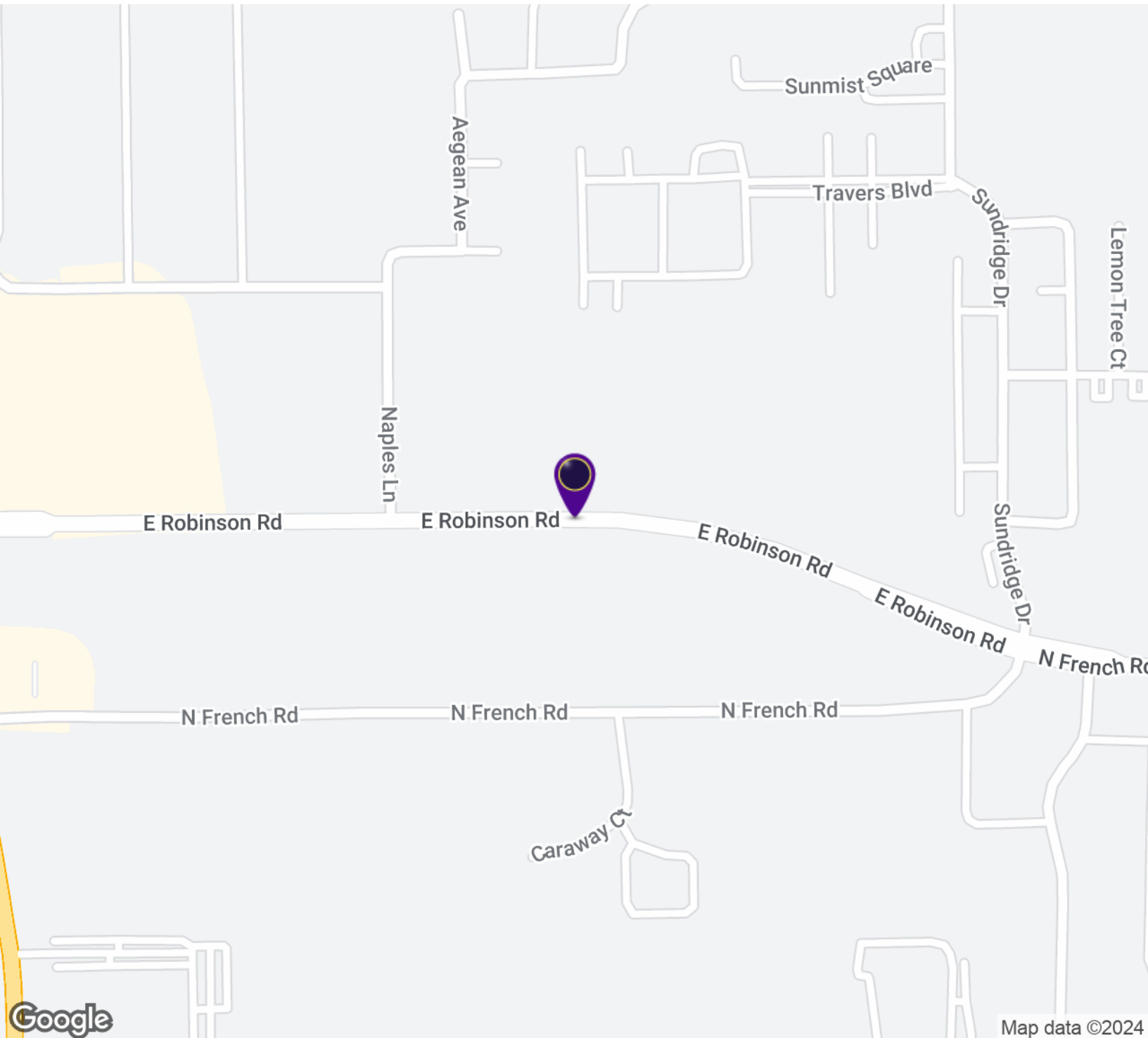


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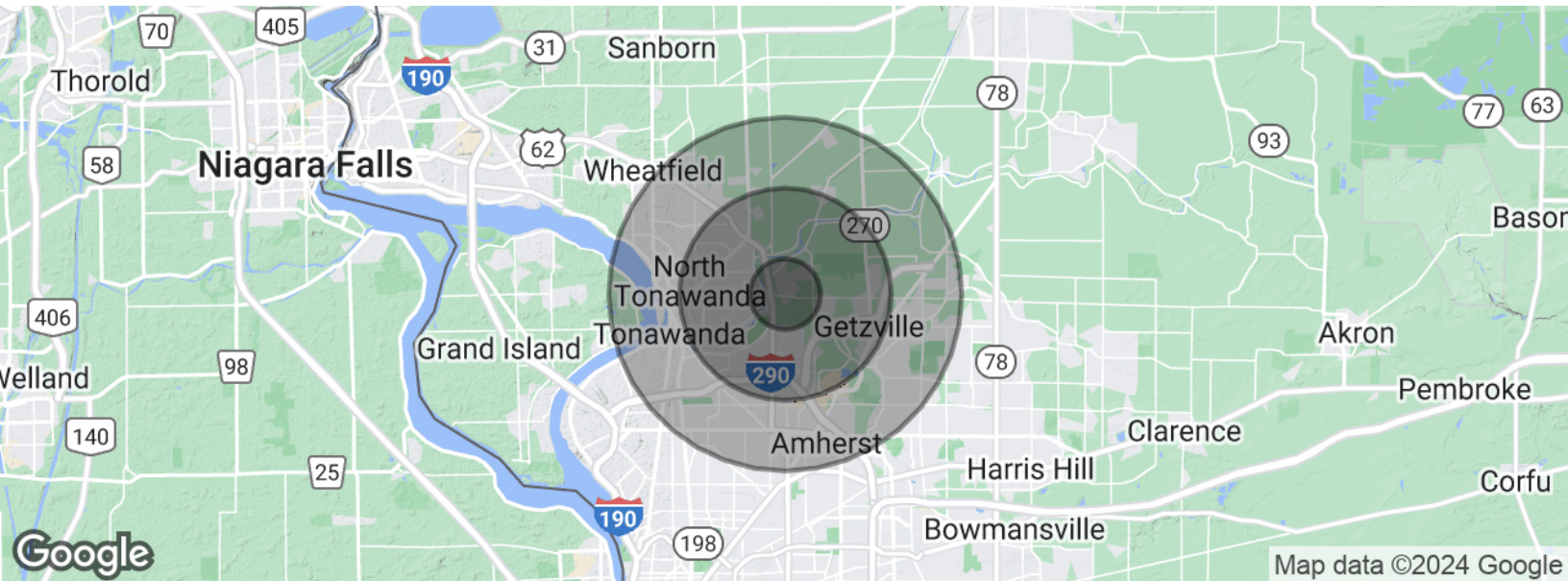
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,160	57,427	179,678
Median age	35.9	38.6	40.2
Median age (Male)	33.4	35.3	37.6
Median age (Female)	39.5	42.1	42.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,632	24,280	74,293
# of persons per HH	2.3	2.4	2.4
Average HH income	\$59,837	\$59,192	\$60,716
Average house value	\$165,777	\$167,132	\$145,436

* Demographic data derived from 2020 ACS - US Census



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