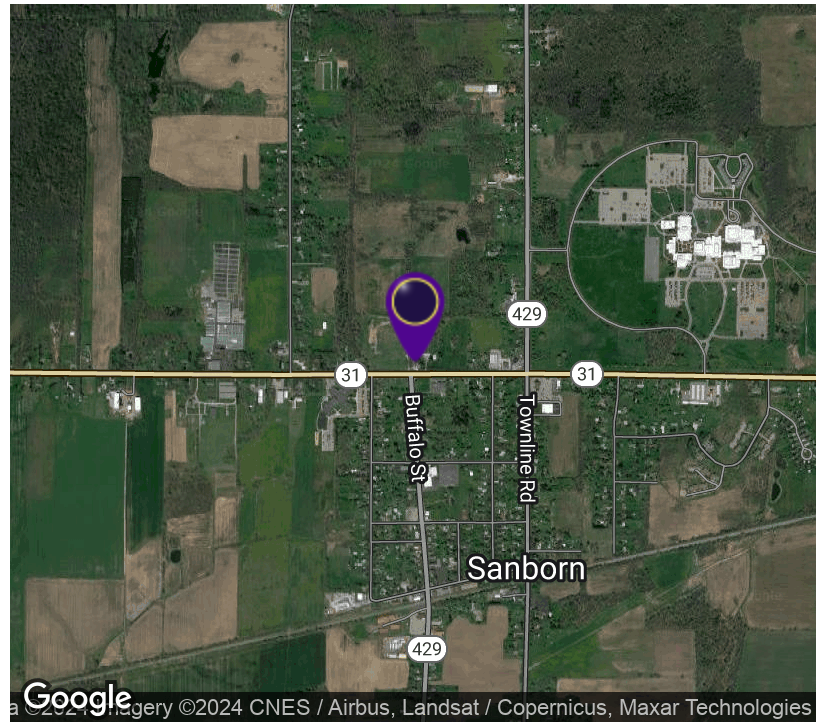


2849 Saunders Settlement Road, RT 31

Sanborn, NY 14132



OFFERING SUMMARY

Sale Price: \$595,000

Available SF:

Lot Size: 9.0 Acres

Zoning: Commercial

Price / SF: \$1.52

PROPERTY OVERVIEW

9 +/- acres of vacant land. Very flat and high land with traffic signal access making this site great for any type of commercial retail or restaurant uses. Sewers & electric at the road. On site owner has an 8" water line. Will sub divide.

LOCATION OVERVIEW

Located at the intersection of Route 429 Buffalo Street with traffic signal access. Situated between Townline Road & Bridgeman Road. Close proximity to several banks, restaurants, convenient stores, and grocery stores. Also minutes from the Niagara Community College.

PROPERTY HIGHLIGHTS

- Traffic Signal Access
- 9+/- Acres
- Minutes From Restaurants, Gas Stations/Convenient Stores, & Banks
- Commercial Zoning
- All Utilities Are At The Road

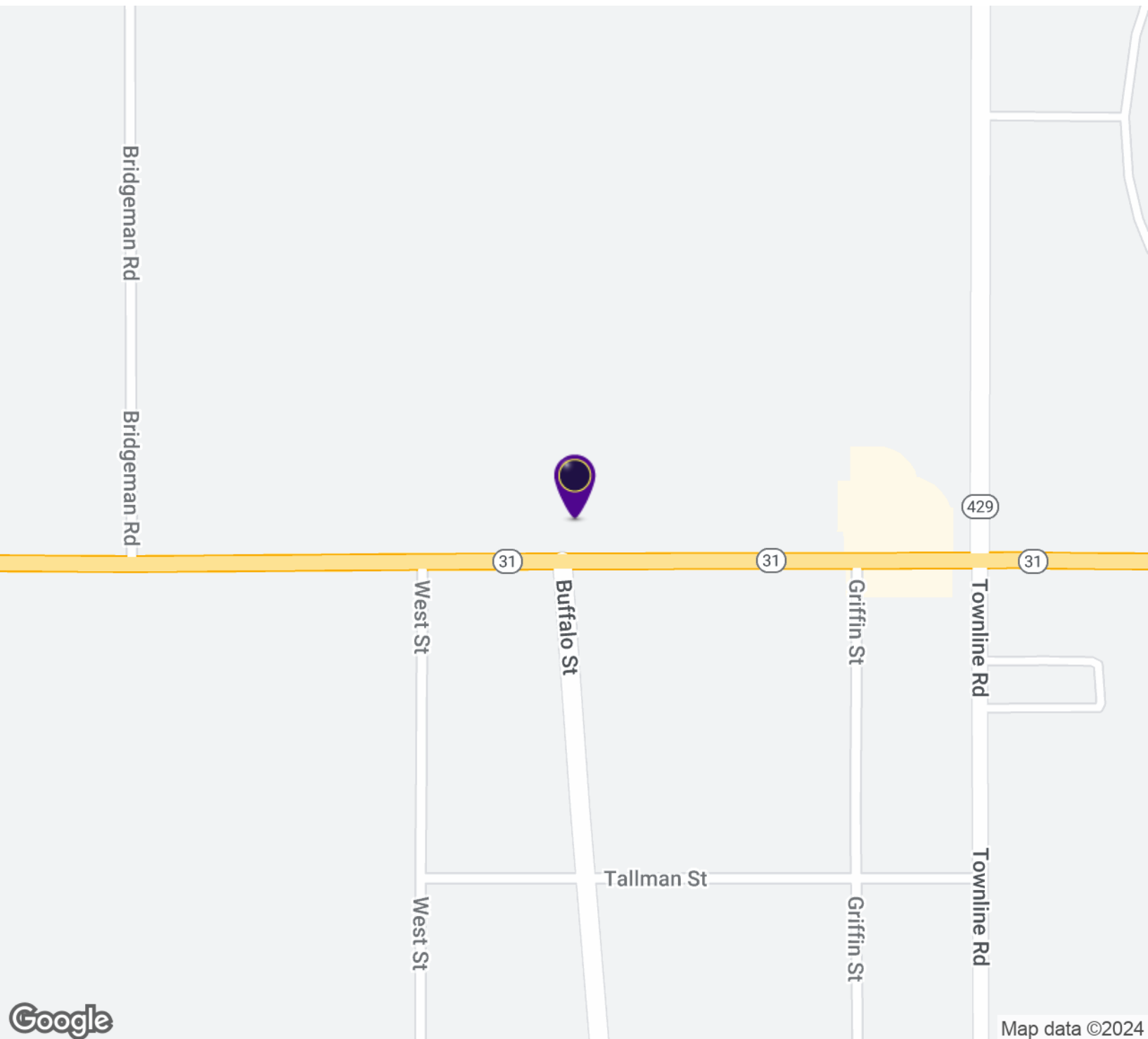


RICK RECCKIO
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LOCATION MAP

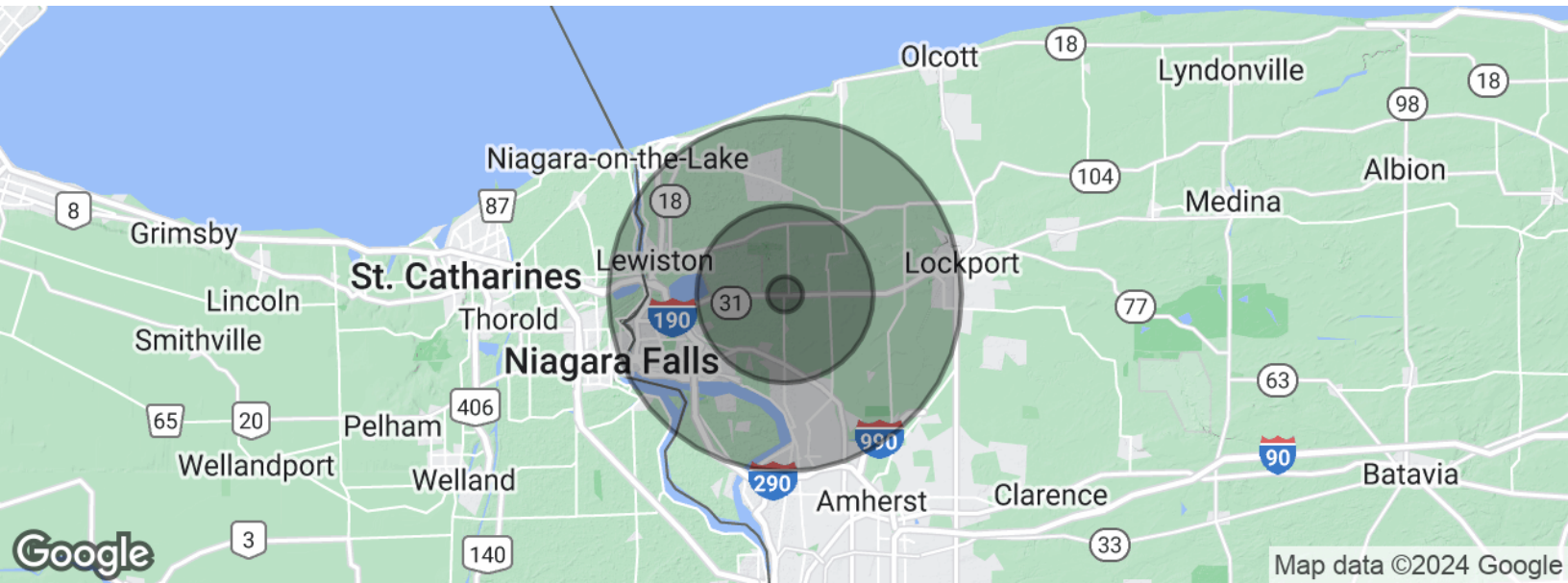
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	802	26,647	199,360
Median age	32.5	41.3	41.5
Median age (Male)	32.4	40.0	39.6
Median age (Female)	32.9	43.0	43.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	244	9,956	81,996
# of persons per HH	3.3	2.7	2.4
Average HH income	\$74,597	\$70,901	\$62,095
Average house value	\$171,011	\$164,317	\$141,440

* Demographic data derived from 2020 ACS - US Census