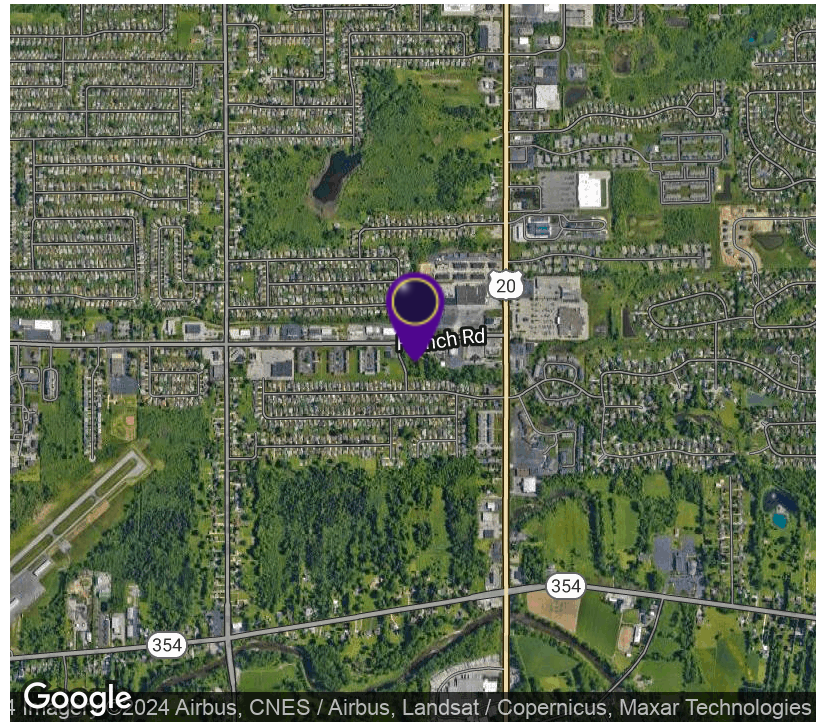


Vacant Land - Development Site

1401 French Road , Depew, NY 14043



OFFERING SUMMARY

Sale Price: Call for More Details

Lot Size: 2.18 Acres

Zoning: NS - Neighborhood Services

PROPERTY OVERVIEW

Vacant land located at the corner of French & Slate Road. High visibility from French Road and easily accessible with 290' +/- of frontage. Site has preliminary development plans for office / medical building. Ideal for any medical, office, retail, restaurant or commercial use. Close proximity to the regional shopping area.

LOCATION OVERVIEW

Located at the corner of French & Slate Road in Depew, NY. The vacant land is between Transit Road & Borden Road. Minutes local shops, restaurants, and businesses and a few hundred feet from the traffic signal intersection of Transit & French Road. Easy access to the New York State Thruway I-90 and Aurora Expressway Route 400.

PROPERTY HIGHLIGHTS

- Excellent Corner Location
- High Visibility
- 290' +/- of Frontage on French Road
- Just West of Transit Road
- Pre Existing Preliminary Development Plans



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ADDITIONAL PHOTOS

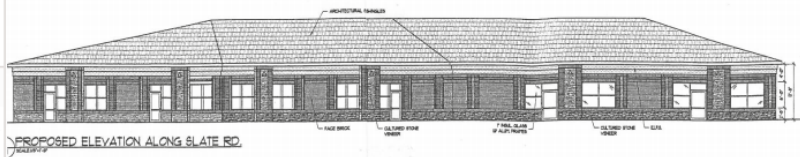
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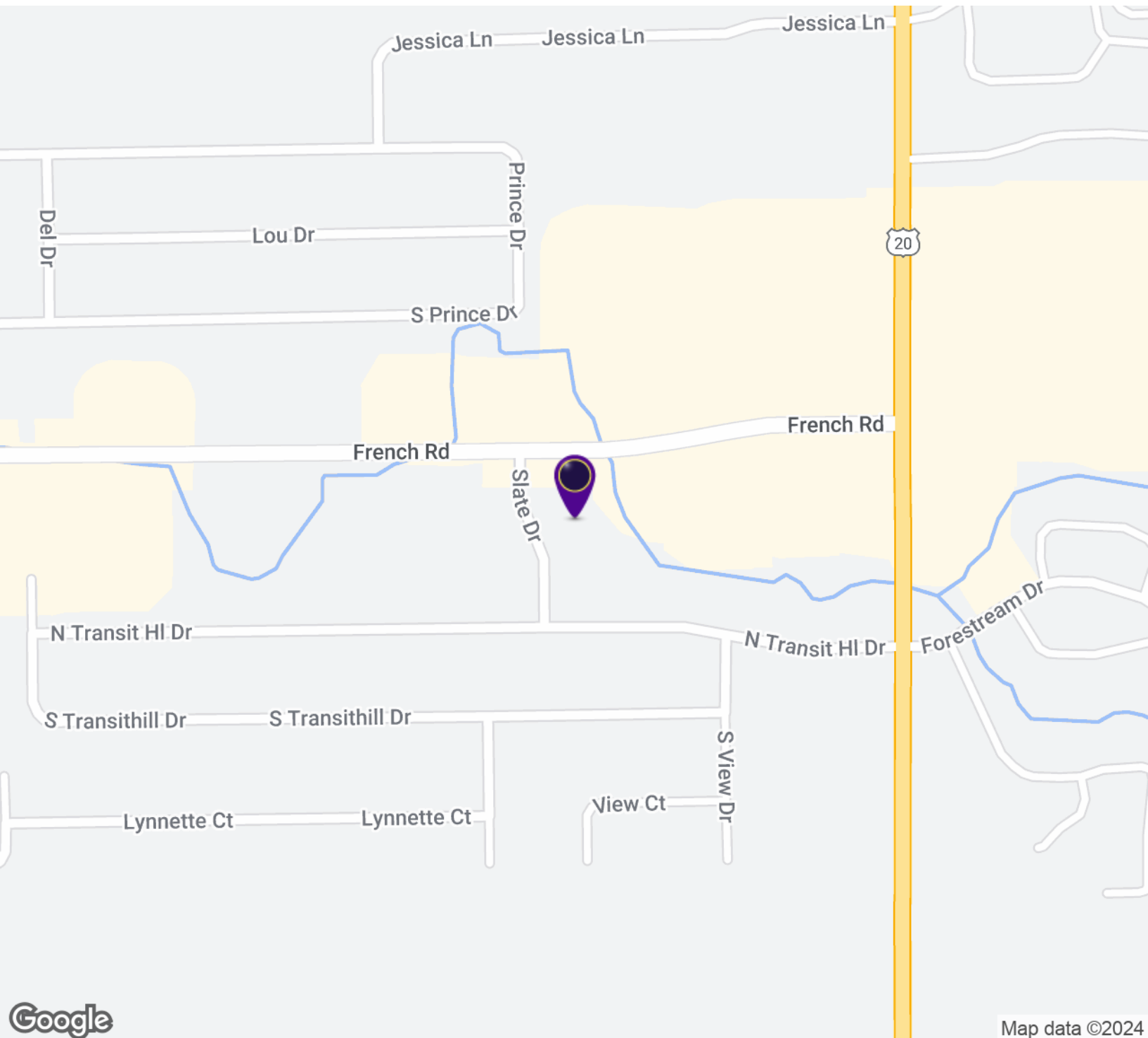
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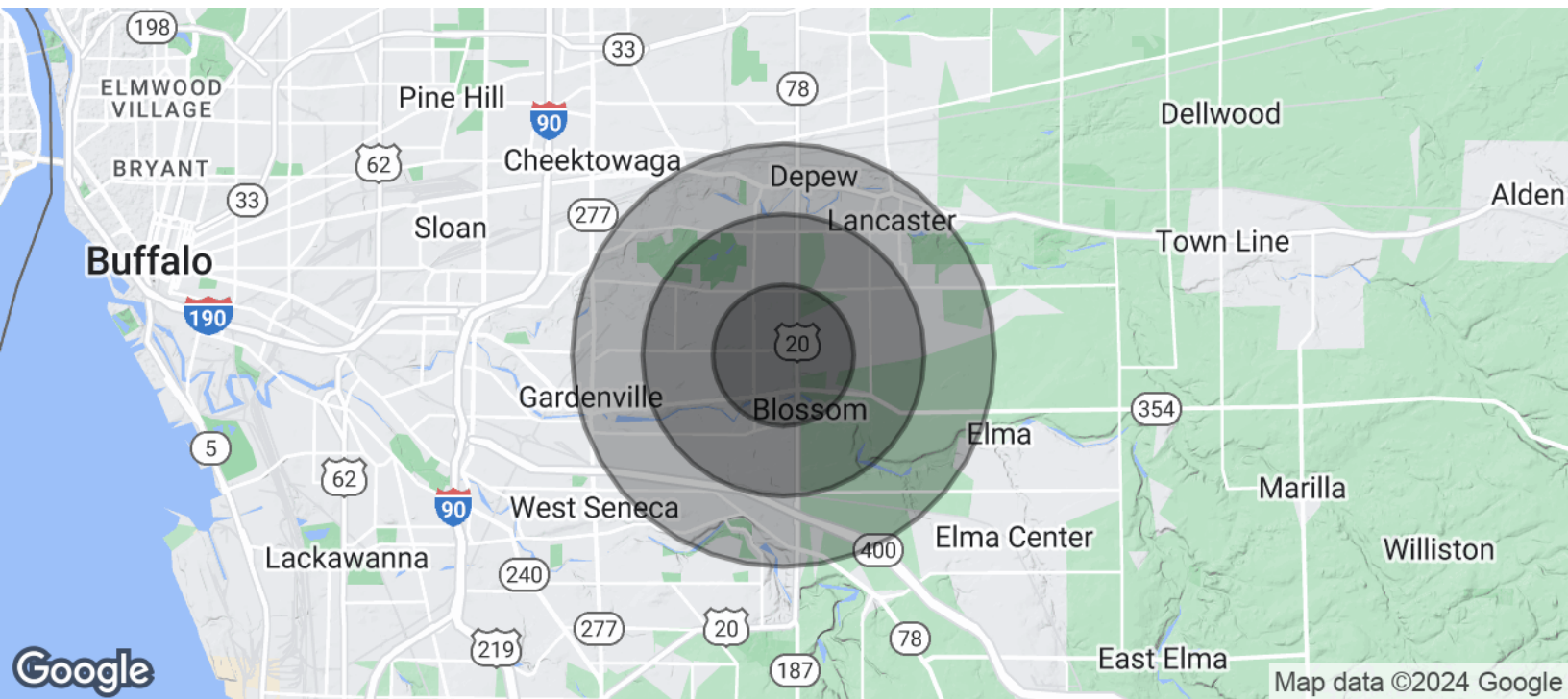
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Vacant Land - Development Site

1401 French Road , Depew, NY 14043



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	9,997	28,847	57,071
Average age	43.2	43.6	42.9
Average age (Male)	41.9	42.0	40.4
Average age (Female)	45.6	46.0	45.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,136	11,833	23,301
# of persons per HH	2.4	2.4	2.4
Average HH income	\$65,307	\$67,513	\$66,225
Average house value	\$151,592	\$159,309	\$147,894

* Demographic data derived from 2020 ACS - US Census



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