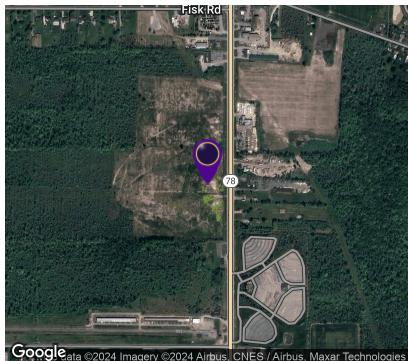
5+/- ACRES Vacant Land 6616 Transit Road, Pendleton, NY 14094





OFFERING SUMMARY		PROPERTY OVERVIEW		
Sale Price:	Call for More Details	5+/- acres on Transit Road with a zoning of medium commercial. Permitted uses include auto sales and service, retail, office, restaurants, banks, etc. This entire site consist of 115+/- acres owner is willing to sub-divide from 5 acres up to 115 +/- acres. Property currently has 43.3+/- Commercial Acres with 1,886' +/- frontage on Transit Road. The entire 115+/- acres can be purchased for an additional amount. 1,886+/- feet of frontage and a depth of 2,917+/- feet. The rear 72+/- acres are zoned agricultural.		
Lot Size:	5+/- Acres Up To	LOCATION OVERVIEW		
	115+/- Acres	Located in the town of Pendleton between Tonawanda Creek Road and Dunnigan Road. Approximately 1 mile north of Amherst, the Erie County Border, and the intersection at Transit Road & Millersport Highway. Adjacent to the newly constructed Buffalo Bob Cat dealership and former Urban Sports park to the south which is also available for purchase.		
		PROPERTY HIGHLIGHTS		
7		 5+/- Acres Available Up To 115+/- Acres 		
Zoning:	Commercial	Zoned Commercial		
		Excellent Location		
		 Large Frontage -1,000' of Depth clear and flat land 		



RICK RECCKIO 716.998.4422 rick@recckio.com **4455 TRANSIT ROAD, SUITE 3B** Williamsville, NY 14221 (O) 716.631.5555 // (F) 716.632.6666 www.recckio.com

ADDITIONAL PHOTOS

5+/- ACRES Vacant Land 6616 Transit Road, Pendleton, NY 14094





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1.9 A(C) 2.09A 2.0A(C) 16 19A(C) 2.0A(C) 300 1.56A 1.5 A(C) 5 2.4A(C) 275 LOCKPORT C SCHOOL DISTF 2.34(C) 19 · 3.84 200 C 9.1 4.4 A(C) STARPOINT CENTRAL
 11.2
 11.122
 11.3
 11.4

 5.1A(C)
 4.9A(C)
 4.9A(C)
 4.9A(C)
 11.5 11.6 13.5 13.1 20.2 20.1 10.11 4.9A(C) 5.1A(C) 13.4 13.2 14.9A(C) SCHOOL DISTRICT 45 10.2A(C) 4.5 11.11 13.3 13.7 1130.50 2423.48 1126 129 128 129 22.9A(C) 1057.08 1365.5 PENDLETON WATER DISTRICT NO.1 PENDLETON REFUSE DISTRICT PENDLETON FIRE DISTRICT 1558.2 140.0 21 53.68A 53.5A(C) 432.5 **FOWN OF LOCKPORT** 532 4062.2 4043.12 PENDLETON TOWN OF v 59 4027 94 4082.1 382.61 24 30.64(C 4080.3 4078.56 8.25' DRAINAGE DITCH 25 50.04(C SHEET 151.00 522.34 2.76 1005.81 4073.96 4078.8 26 31.25A 27.8A(C 38.3 38.5 38.6 175 38.4 36.111 28 33.1 2.2A(C) 8.8 25 34.2 34.122 57 27 59 ٠ 2 5A(C) 25 2.0A(C) 34.11 6.2A(C) 29 . 5.6A(C) 33.2 8.1A(C) 35 (A(C) 2.0A(C 70 71 72 71.25 167 ŝ 30 . 550 1830 erit 36.112 -34.121 10.21A 23.5A(C) 36.511 32 erita 24.3A(C) 820 = 51.7A(C)

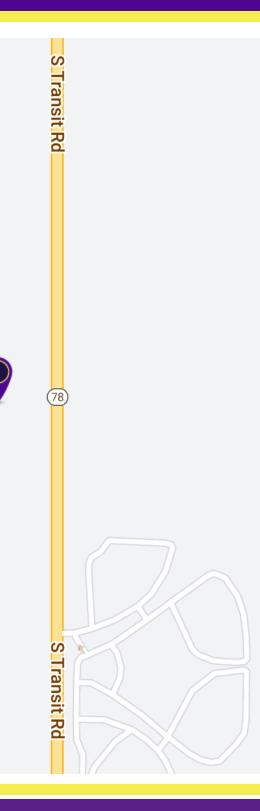


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LOCATION MAP

5+/- ACRES Vacant Land 6616 Transit Road, Pendleton, NY 14094



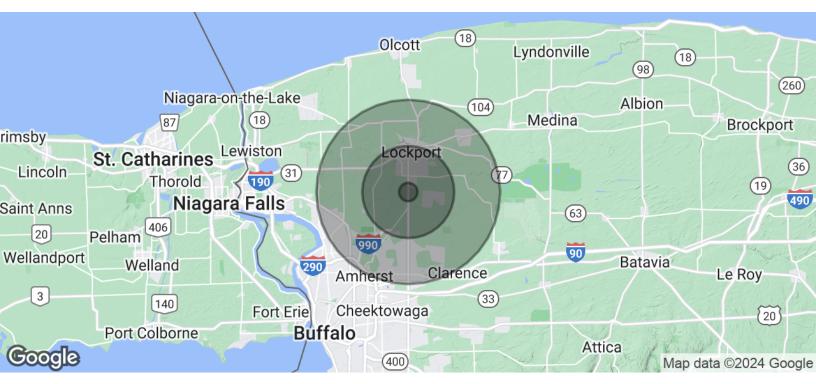
Map data ©2024





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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,385	46,226	210,262
Average age	37.6	42.3	43.6
Average age (Male)	36.7	40.9	41.7
Average age (Female)	39.2	43.4	45.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	965	21,875	90,942
# of persons per HH	2.5	2.1	2.3
Average HH income	\$81,407	\$73,786	\$94,447
Average house value	\$128,046	\$158,689	\$215,411

* Demographic data derived from 2020 ACS - US Census



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