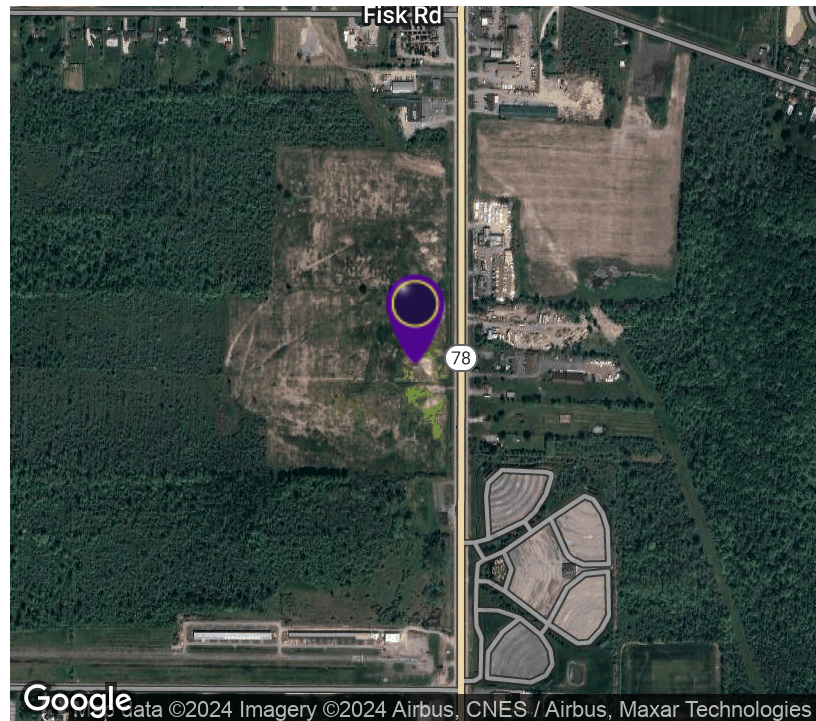


5+/- Acres Vacant Land

6616 Transit Road, Pendleton, NY 14094



OFFERING SUMMARY

Sale Price: Call for More Details

Lot Size: 5+/- Acres Up To
115+/- Acres

Zoning: Commercial

PROPERTY OVERVIEW

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.

LOCATION OVERVIEW

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

- 5+/- Acres Available Up To 115+/- Acres
- Zoned Commercial
- Excellent Location
- Large Frontage -1,000' of Depth clear and flat land



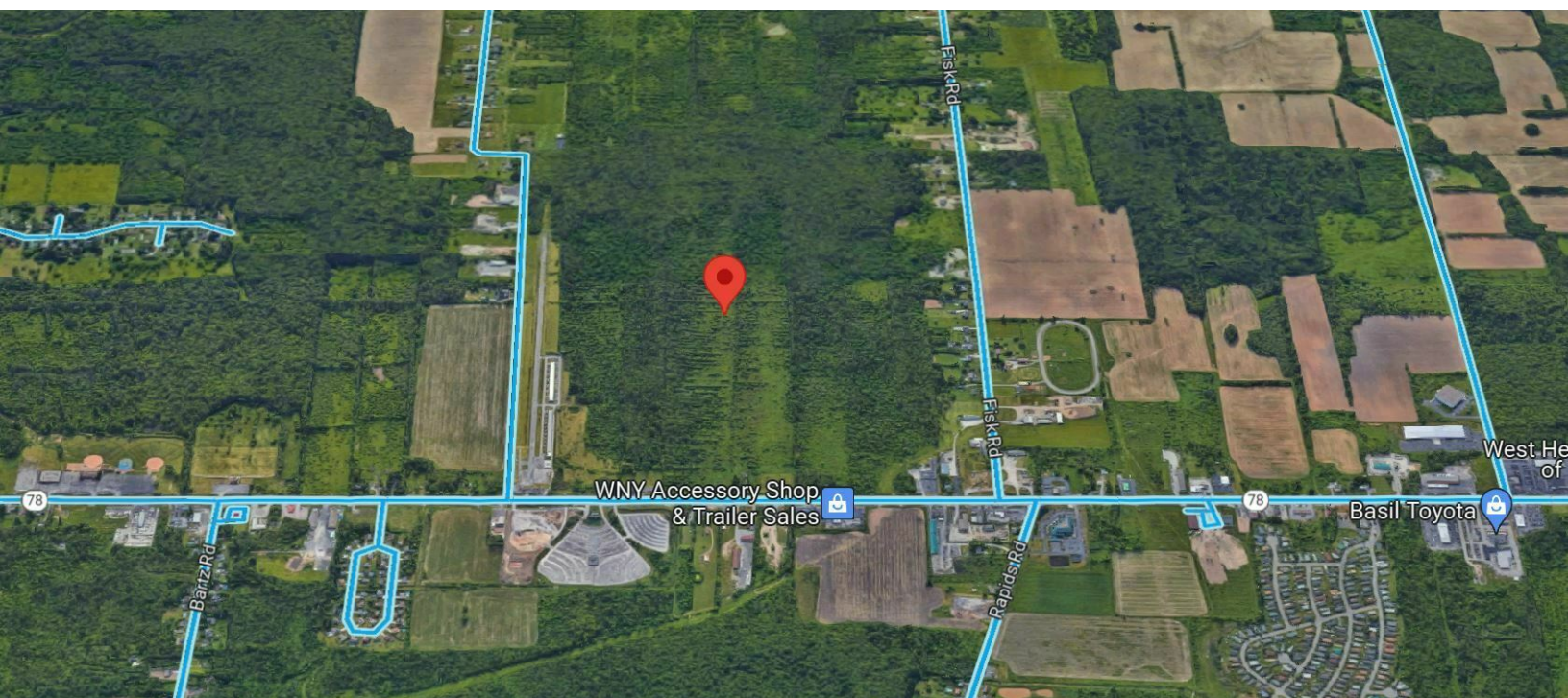
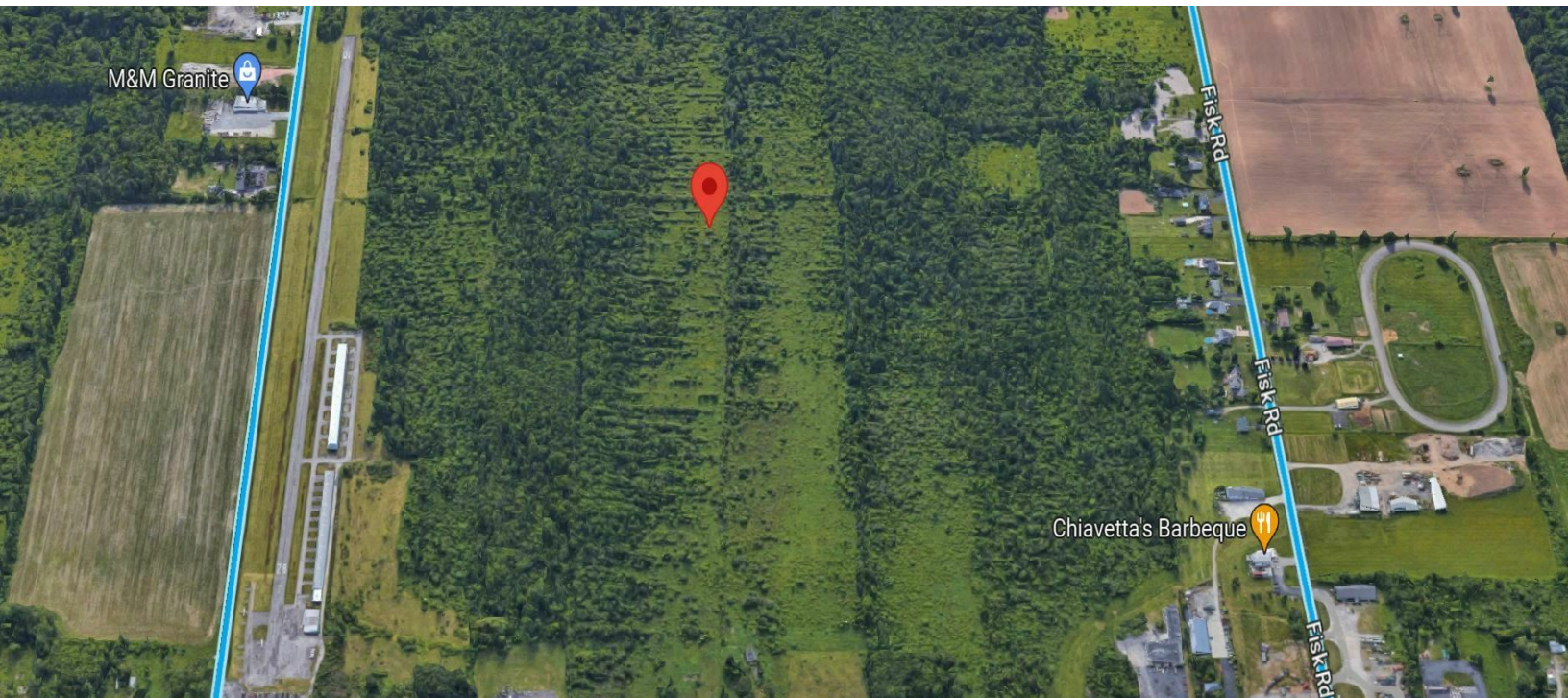
RICK RECCKIO
716.998.4422
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4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
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ADDITIONAL PHOTOS

5+/- Acres Vacant Land

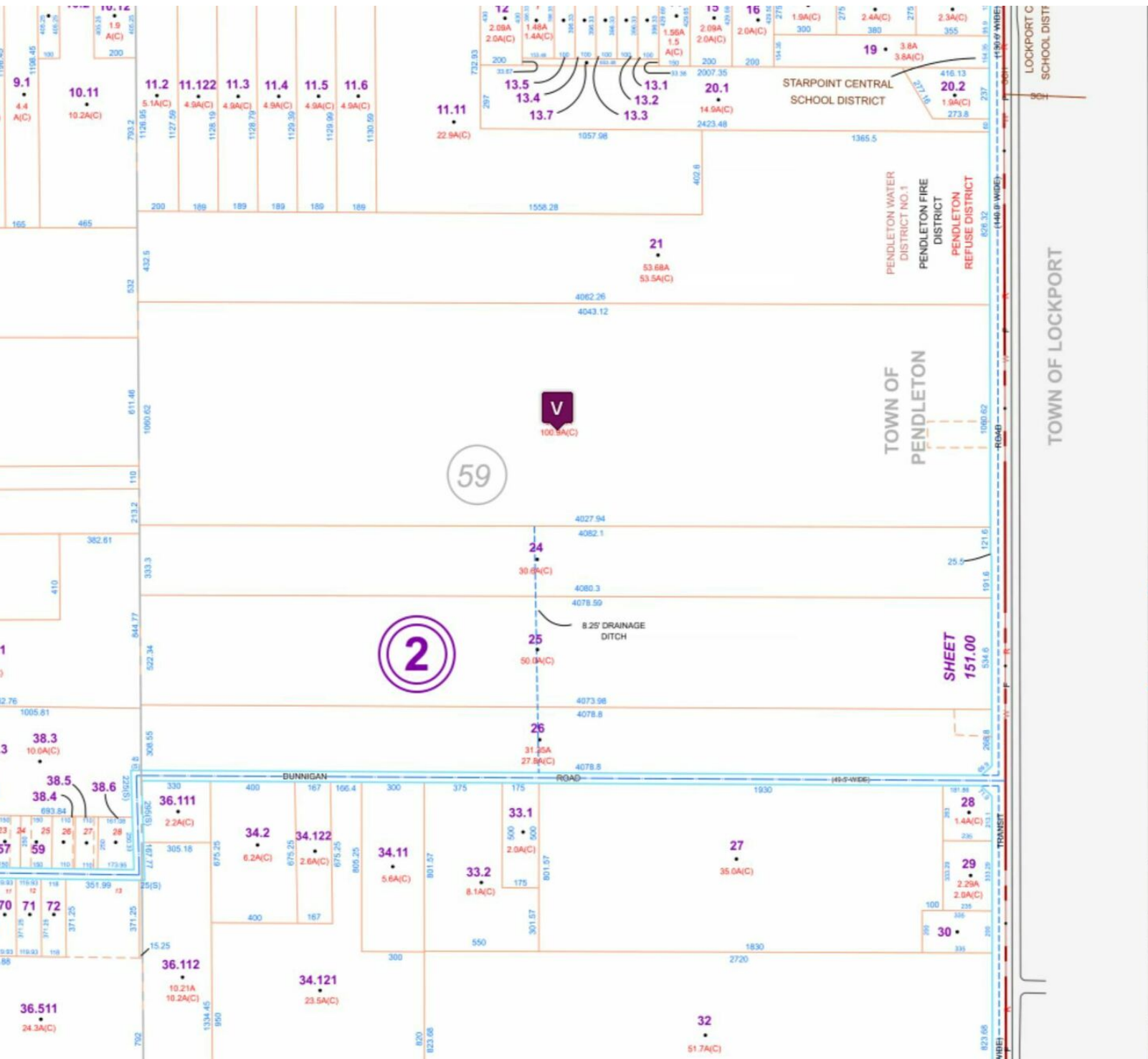
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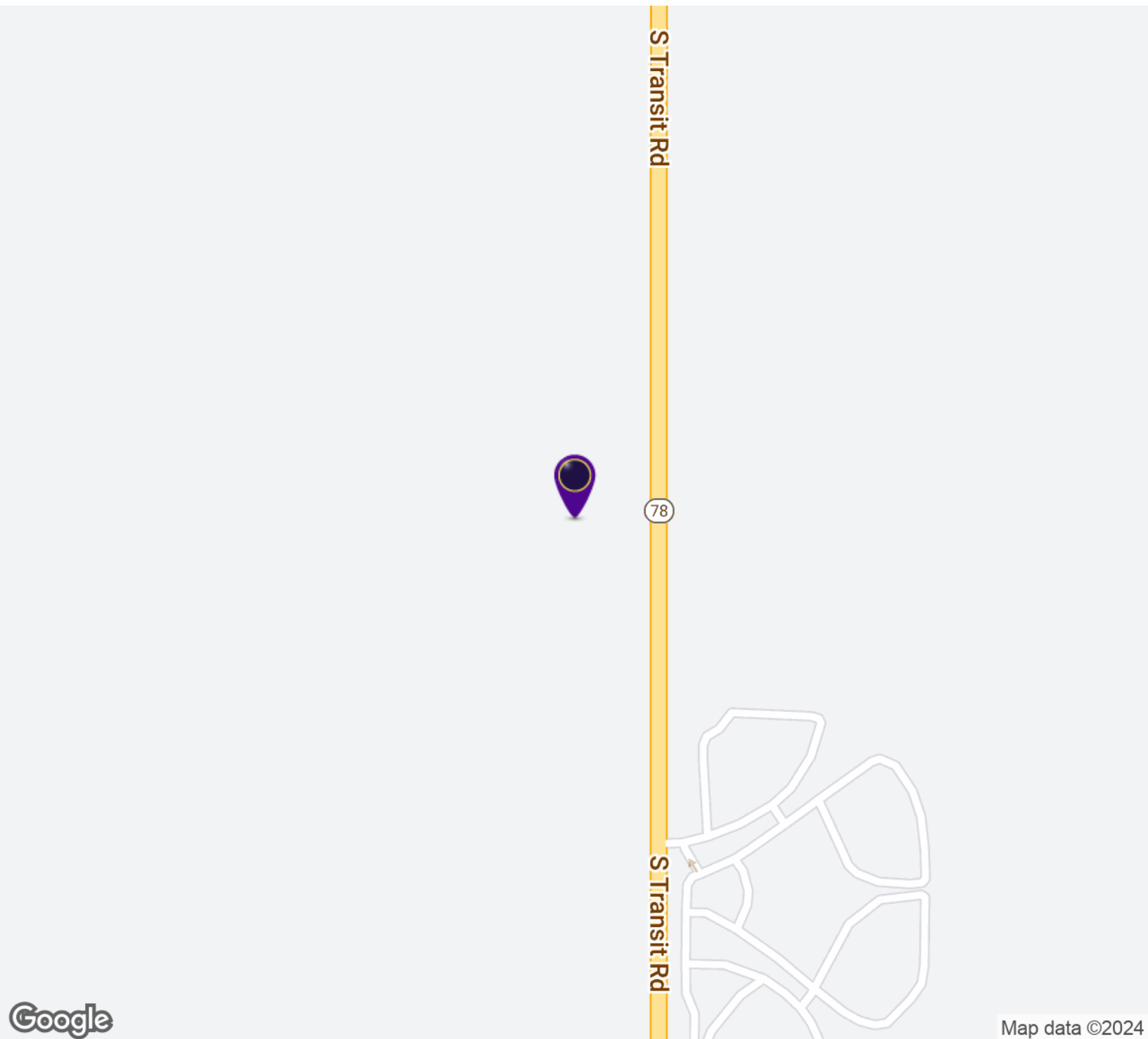
6616 Transit Road, Pendleton, NY 14094



LOCATION MAP

5+/- Acres Vacant Land

6616 Transit Road, Pendleton, NY 14094

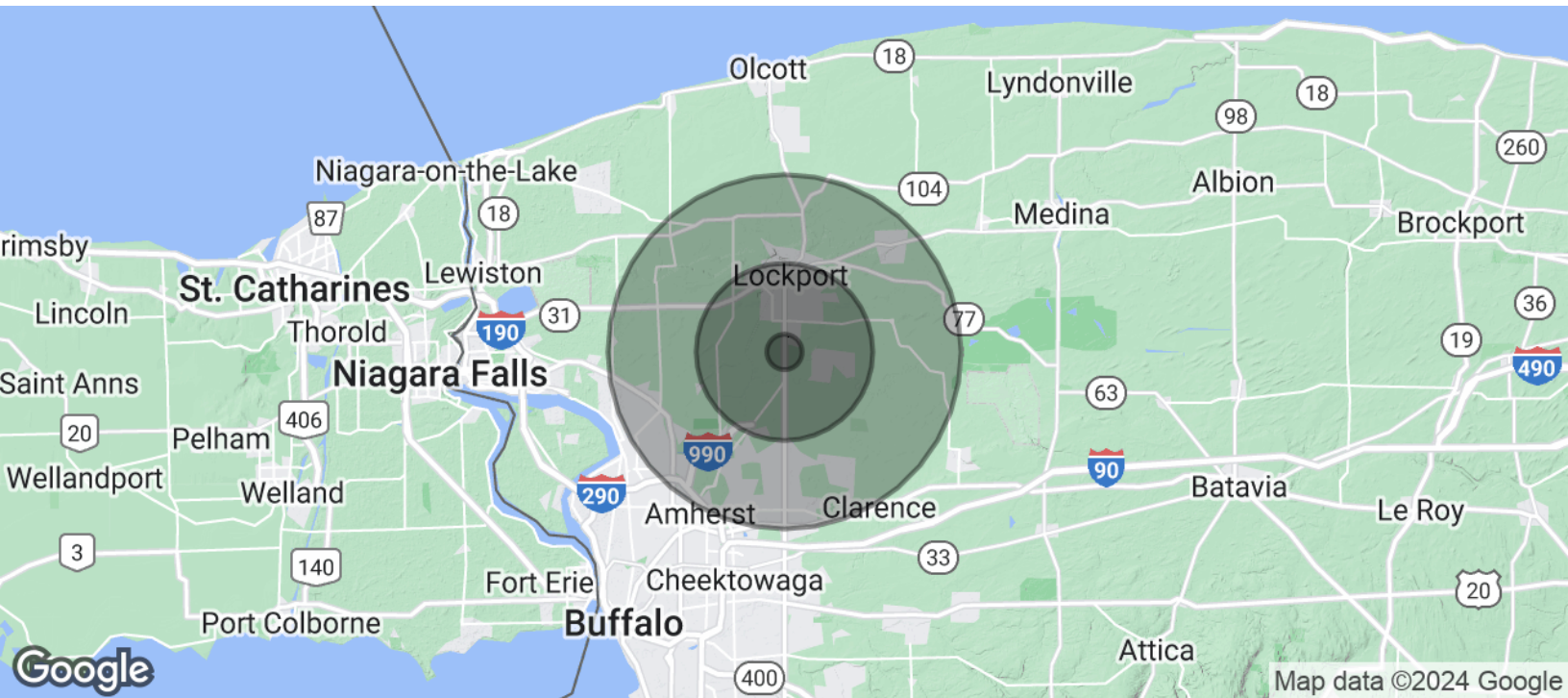


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5+/- Acres Vacant Land

6616 Transit Road, Pendleton, NY 14094



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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