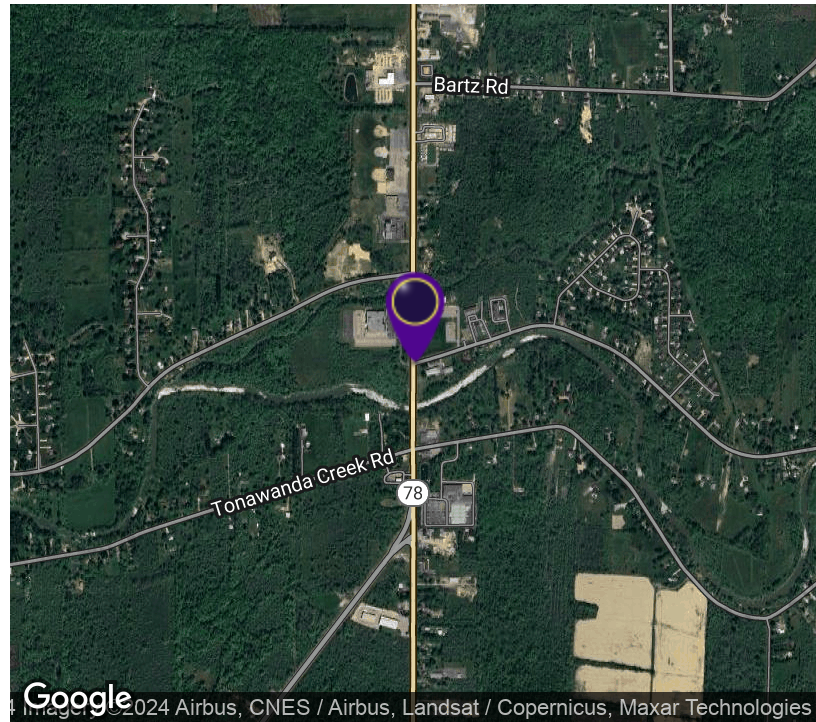


2.79+/- Acres Development Site

Transit Road and Tonawanda Creek Road, Pendleton, NY 14094



OFFERING SUMMARY

Sale Price: Subject To Offer

Available SF:

Lot Size: 2.79 Acres

Price / SF:

PROPERTY OVERVIEW

322' +/- frontage with an irregular depth zoned commercial (2.79+/- AC). Excellent corner location for redevelopment of a plaza, gas and convenience store, or a mini plaza. 8 acres to rear of this property is currently under contract with plans to build 50-60 2 story apartment buildings in 2021.

LOCATION OVERVIEW

Located 0.5 mile North of Millersport Highway in the town of Amherst. Excellent visibility, high traffic volume, over 30,000 cars daily. Development in the area consists of retail outlets, automobile dealerships, restaurants, hotels, gasoline service stations, banks, apartments, office buildings, and residences. Northwest corner of Transit Road and Tonawanda Creek Road. Some of these businesses include New York Beer Project Bar and Restaurant, and Dollar General. Newly expanded and remodeled Niagara Produce Grocery Market across Transit Road and the Northwest Corner of Transit Road and Tonawanda Creek Road.

PROPERTY HIGHLIGHTS

- Zoned Commercial
- Excellent Development Opportunity
- 2.79 +/- Acres
- Corner Location

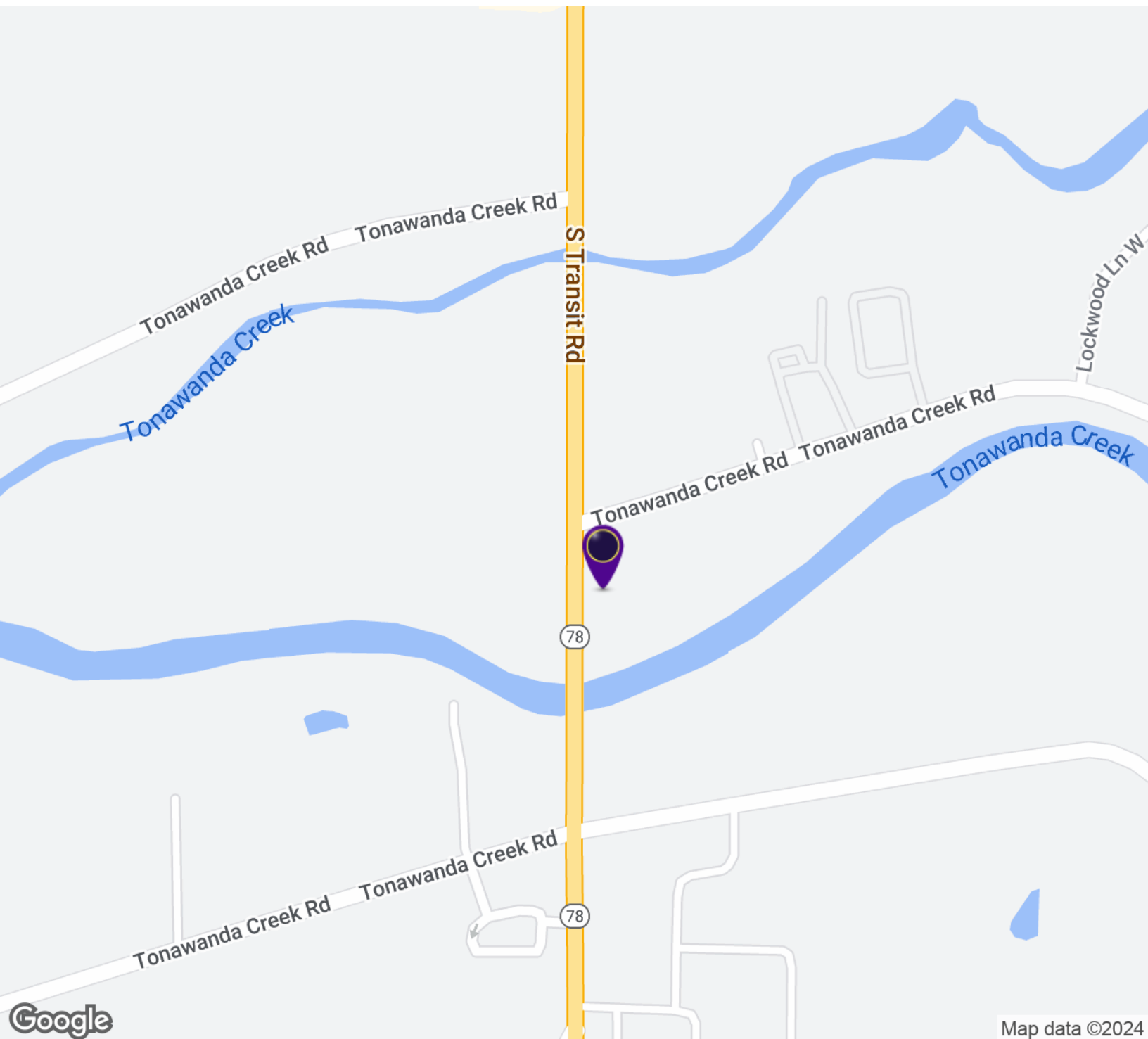


RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

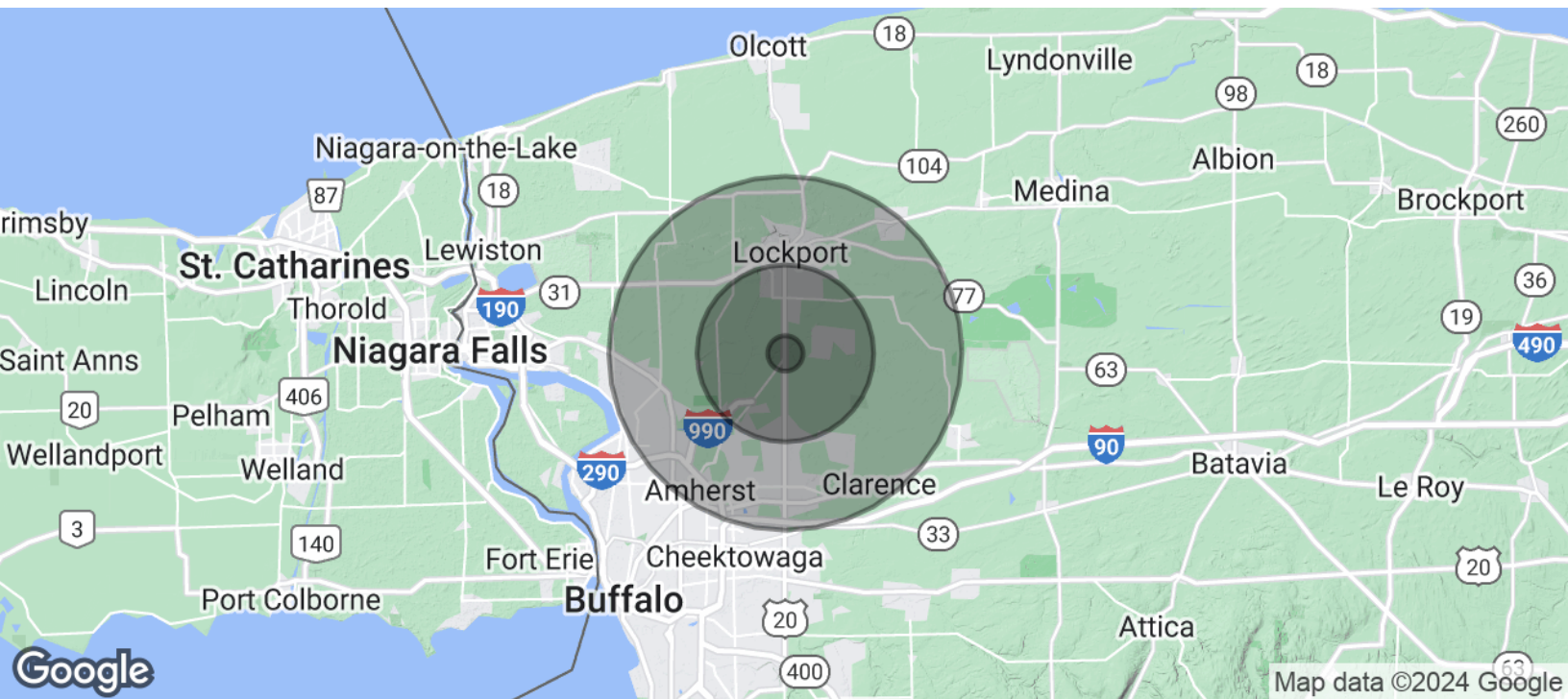
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,079	48,465	233,470
Average Age	39.9	40.0	41.0
Average Age (Male)	40.2	39.2	39.6
Average Age (Female)	40.4	41.3	42.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	425	18,943	90,191
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$79,855	\$83,209	\$82,085
Average House Value	\$190,640	\$168,419	\$187,335

* Demographic data derived from 2020 ACS - US Census