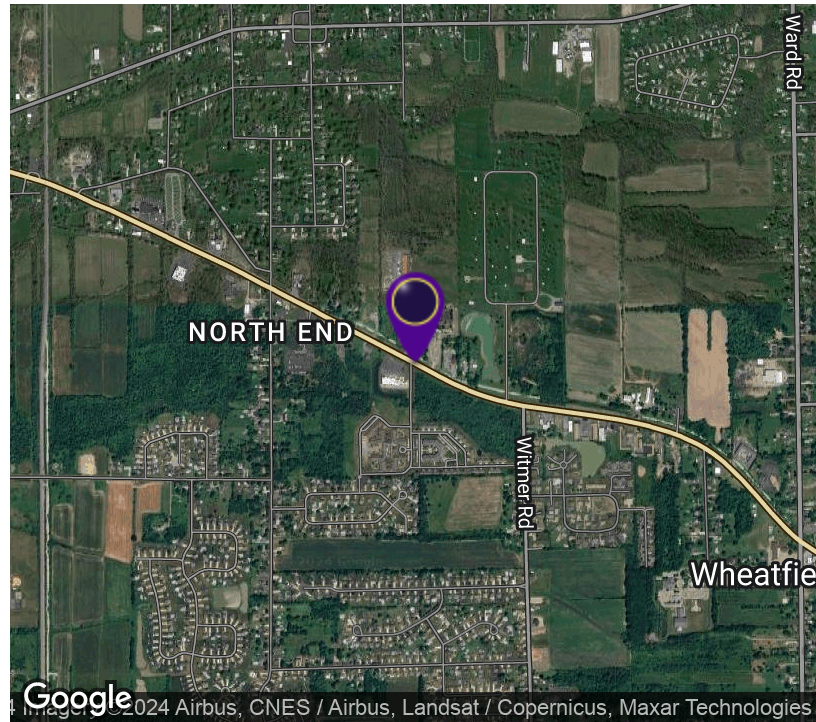


2610 Niagara Falls Blvd

Wheatfield, NY 14304



OFFERING SUMMARY

Sale Price: \$795,000

Lot Size: 14.0 Acres

Zoning: Commercial

PROPERTY OVERVIEW

14 Acres of commercially zoned vacant land with 1,265 +/- Ft of Frontage. \$20,000 yearly income from existing billboards. Excellent development site.

LOCATION OVERVIEW

Southwest corner of Niagara Falls and Witmer Rd. Across from Oppenheim Zoo/County Park between Walmore Rd and Ward Rd. Minutes from Walmart, Kohl's, Wegmans Supermarket and Tops Supermarket.

PROPERTY HIGHLIGHTS

- Corner of Witmer Rd.
- Development Site
- 1,265 +/- Of Frontage, 14 Acres
- 514 Frontage on Witmer Rd
- Excellent Visibility
- Zoned Commercial



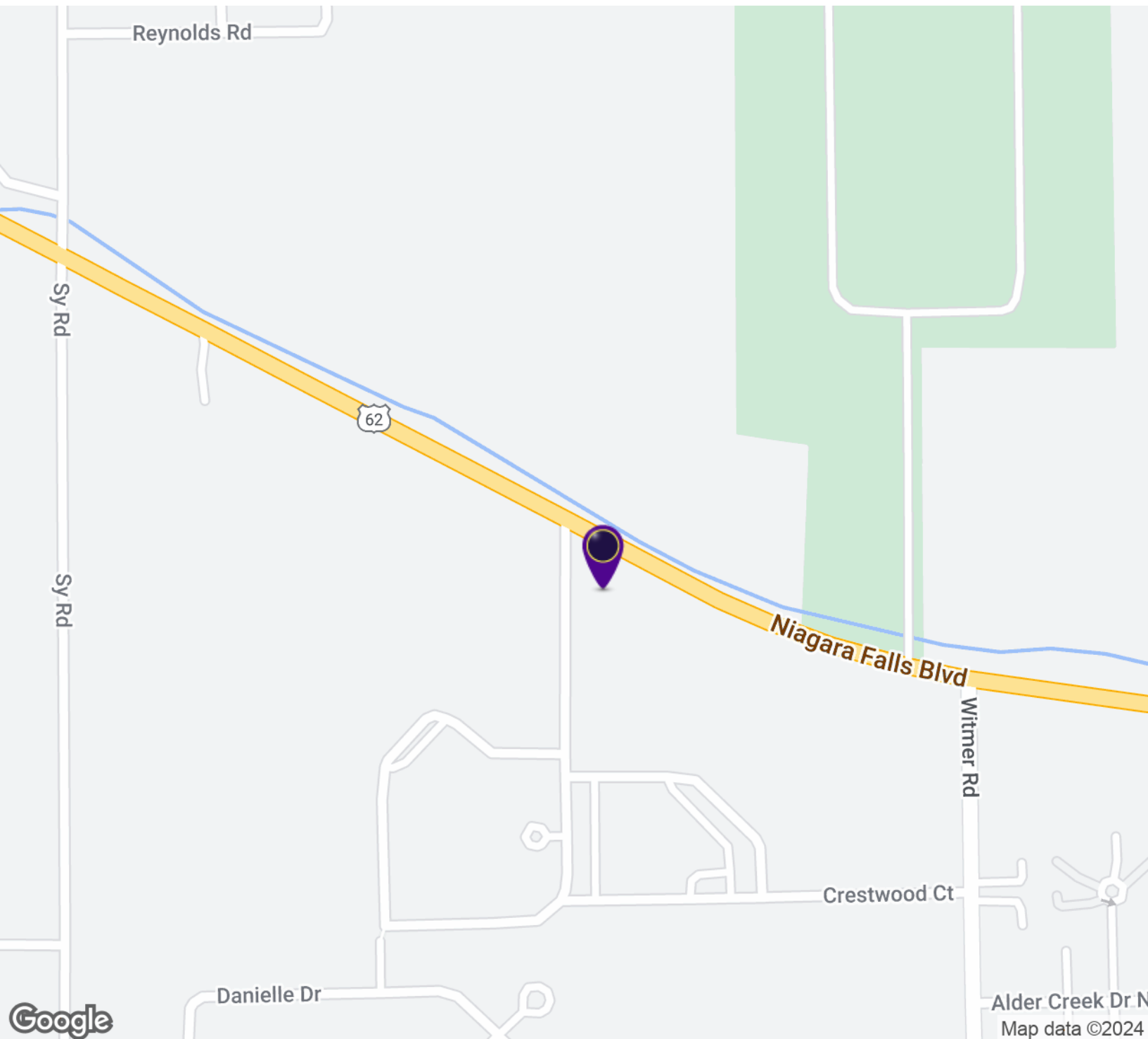
RICK RECCKIO
716.998.4422
rick@recckio.com

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

LOCATION MAP

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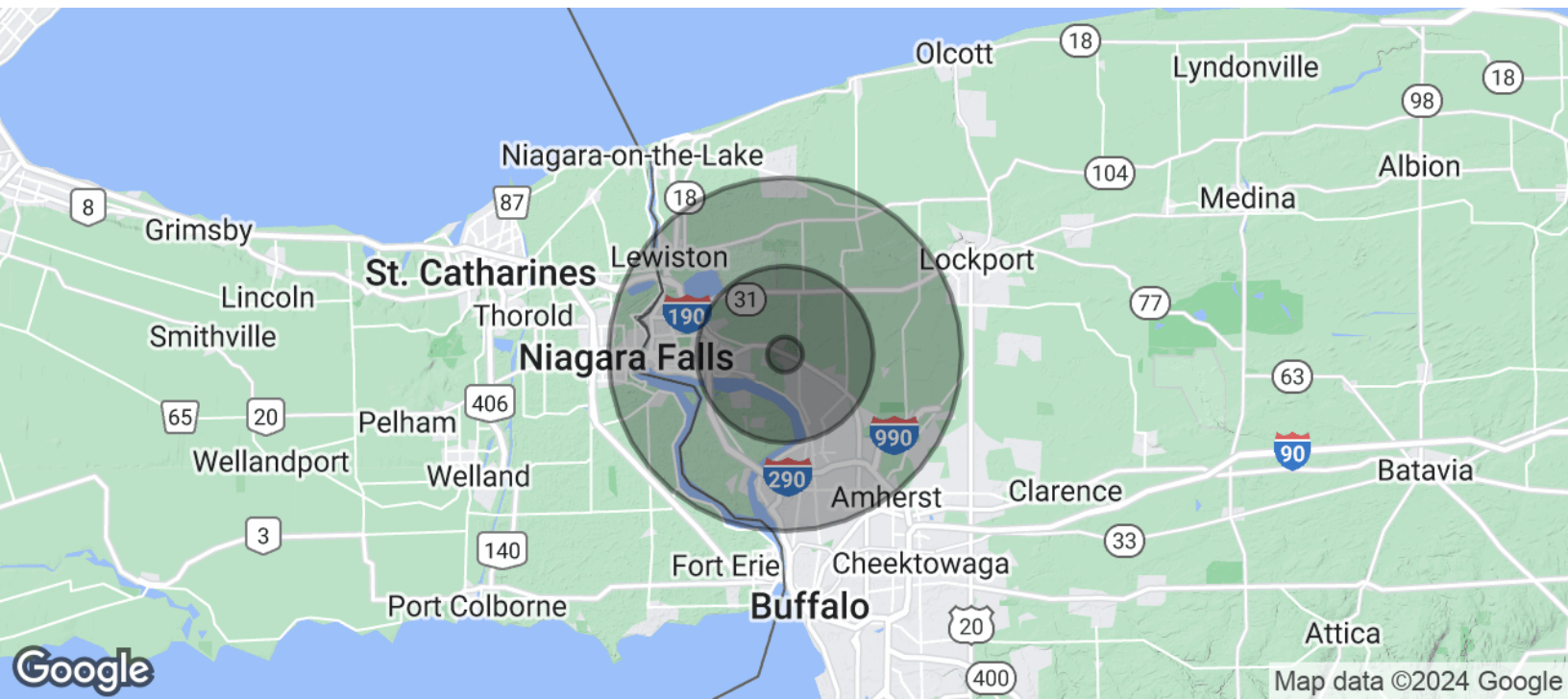


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,370	84,762	357,138
Average Age	44.0	42.3	40.4
Average Age (Male)	42.0	40.7	38.1
Average Age (Female)	46.2	43.9	42.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	916	34,894	150,367
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$71,193	\$61,957	\$57,701
Average House Value	\$165,234	\$136,100	\$131,257

* Demographic data derived from 2020 ACS - US Census