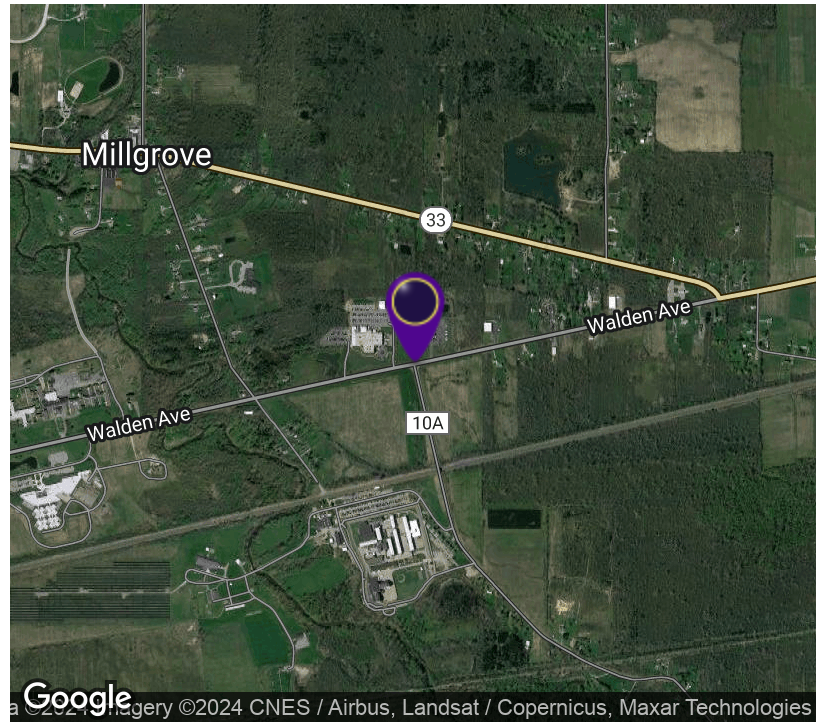


2.5+/- Acres Vacant Land

Walden Ave and Wende Road, Alden, NY 14004



OFFERING SUMMARY

Sale Price: \$99,900

Lot Size: 2.5 Acres

Zoning: R-3

Price / SF: \$0.92

PROPERTY OVERVIEW

2.5+/- acres of zoned R-3 vacant land available along Walden Avenue in Alden, NY. Property has lot dimensions of 100' x 1100', 2.5+/- Acres.

LOCATION OVERVIEW

Located on Walden Avenue just east of Wende Road.

PROPERTY HIGHLIGHTS

- 2.5+/- Acres
- Great Development Opportunity
- 100' +/- Frontage with 1100' +/- of Depth
- Call for Details



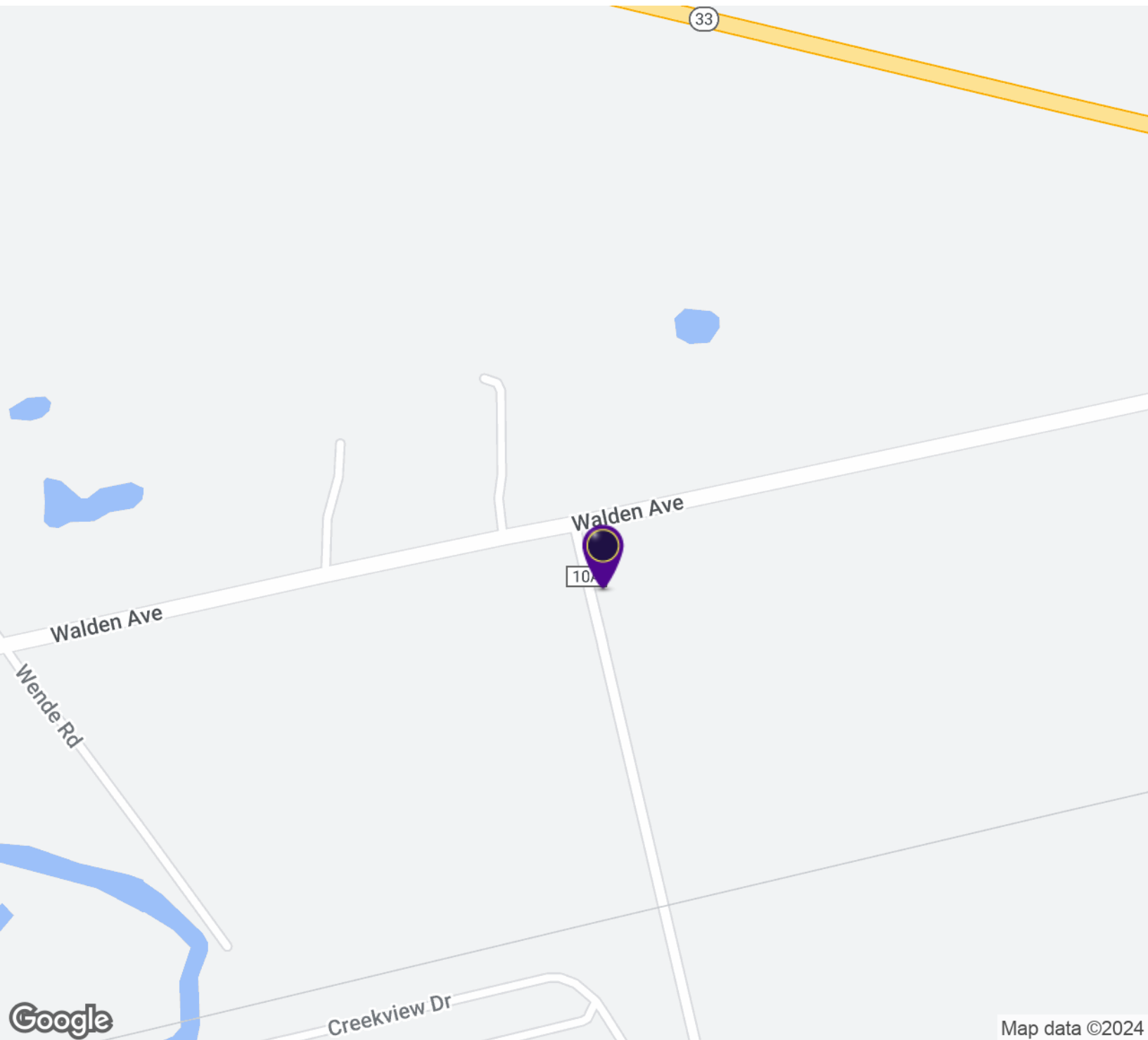
RICK RECCKIO
716.998.4422
rick@recckio.com

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

LOCATION MAP

2.5+/- Acres Vacant Land

Walden Ave and Wende Road, Alden, NY 14004

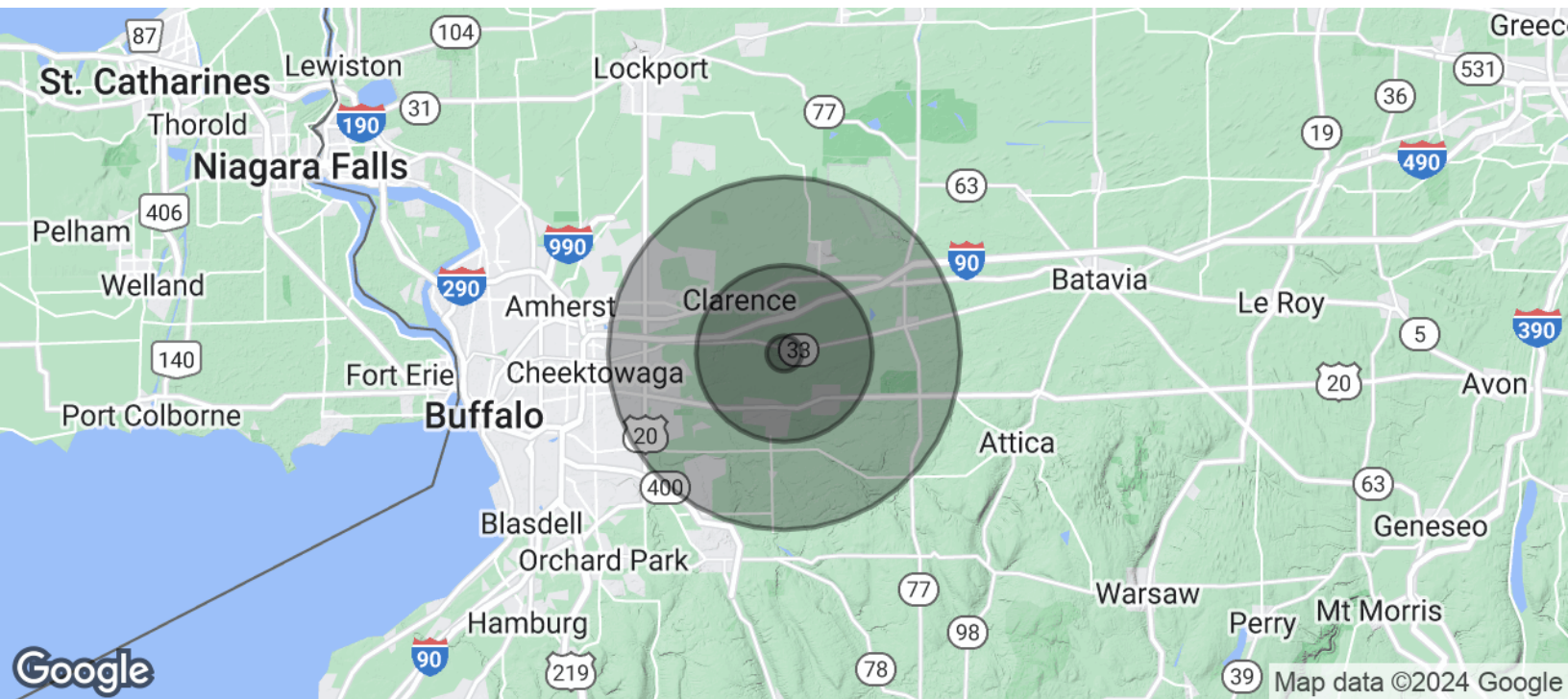


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,372	17,042	125,724
Average Age	43.8	48.4	45.0
Average Age (Male)	45.3	45.4	43.1
Average Age (Female)	63.5	52.0	46.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	118	7,088	54,342
# of Persons per HH	11.6	2.4	2.3
Average HH Income	\$70,739	\$78,640	\$96,741
Average House Value	\$675,684	\$419,057	\$309,055

* Demographic data derived from 2020 ACS - US Census



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