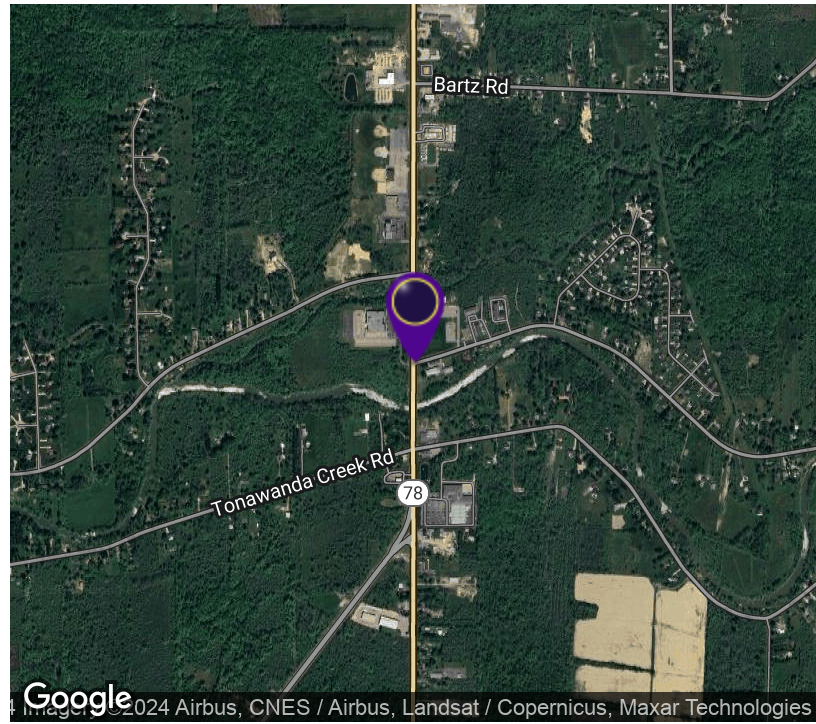


6.3+/- Acres Approved For Apartment Development Site Transit Road and Tonawanda Creek Road, Pendleton, NY 14094



OFFERING SUMMARY

Sale Price:

Subject To Offer

Lot Size:

6.3 Acres

PROPERTY OVERVIEW

646' +/- Frontage on Tonawanda Creek Rd with 960 +/- FT of Irregular Depth. This 6.3+/- Acres is just west 400+/- FT off the corner of Transit Road. Building plans and all permits in place to construct 5 buildings two-story each with 8 apartments in each, for a total of 40 apartments. Also available are 2+/- acres of Vacant Land to the north available with the potential to build a few more apartment buildings. Owner will be starting construction summer of 2022.

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 and Approved with all building plans and permits for 40 Apartments
- Excellent Development Opportunity
- 6.3 +/- Acres

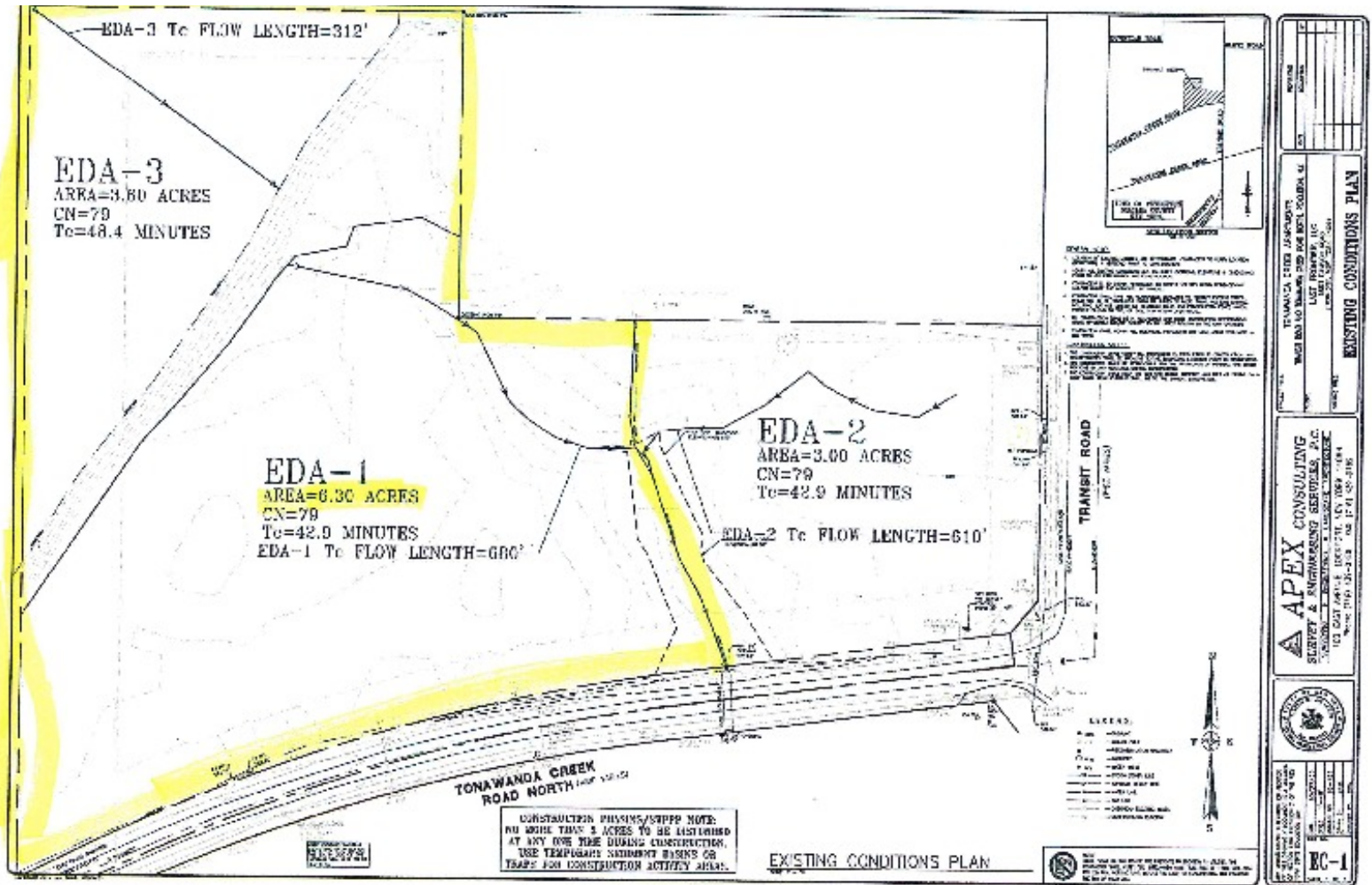


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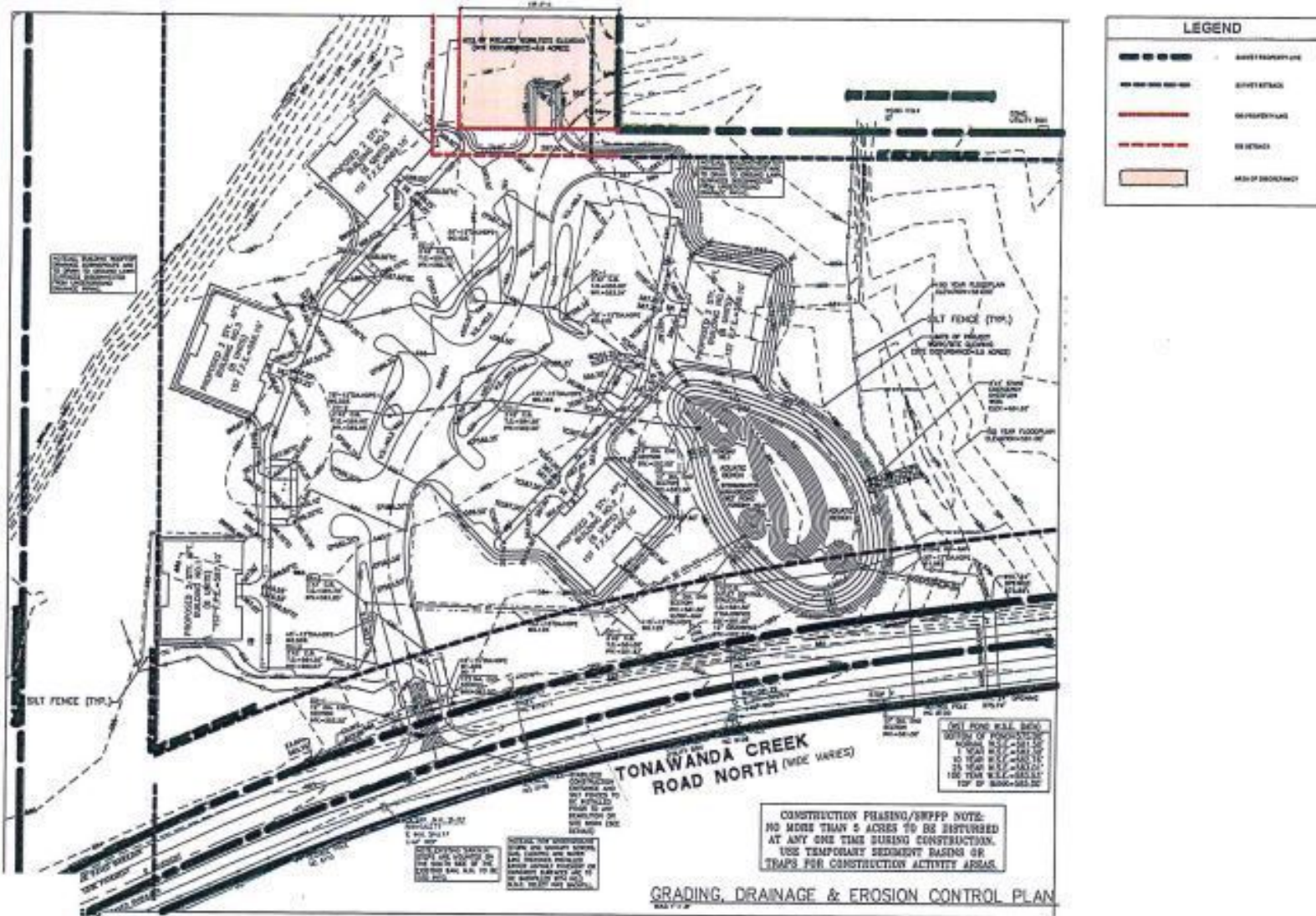
ADDITIONAL PHOTOS

6.3+/- Acres Approved For Apartment Development Site
Transit Road and Tonawanda Creek Road, Pendleton, NY 14094



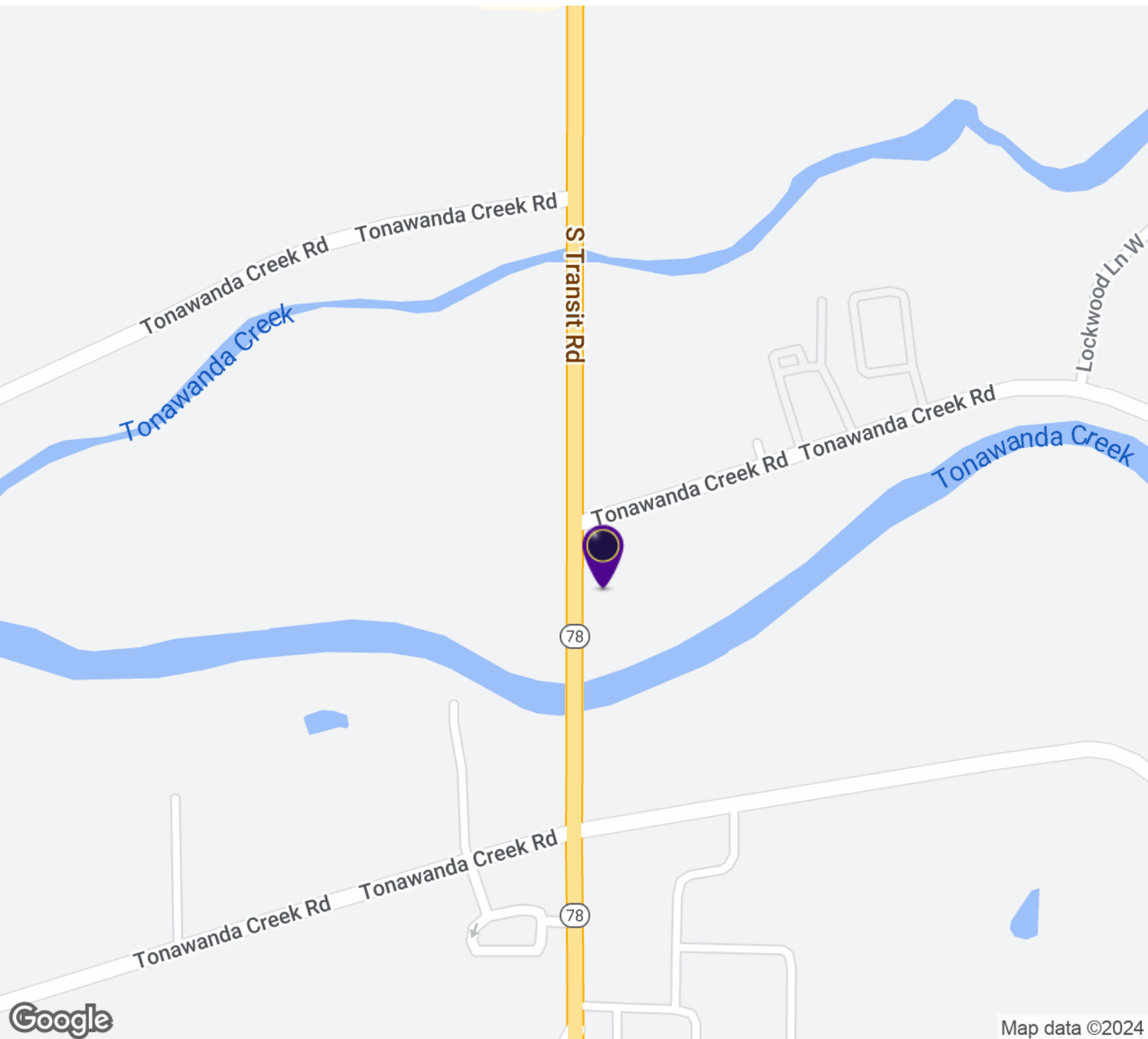
ADDITIONAL PHOTOS

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LOCATION MAP

6.3+/- Acres Approved For Apartment Development Site
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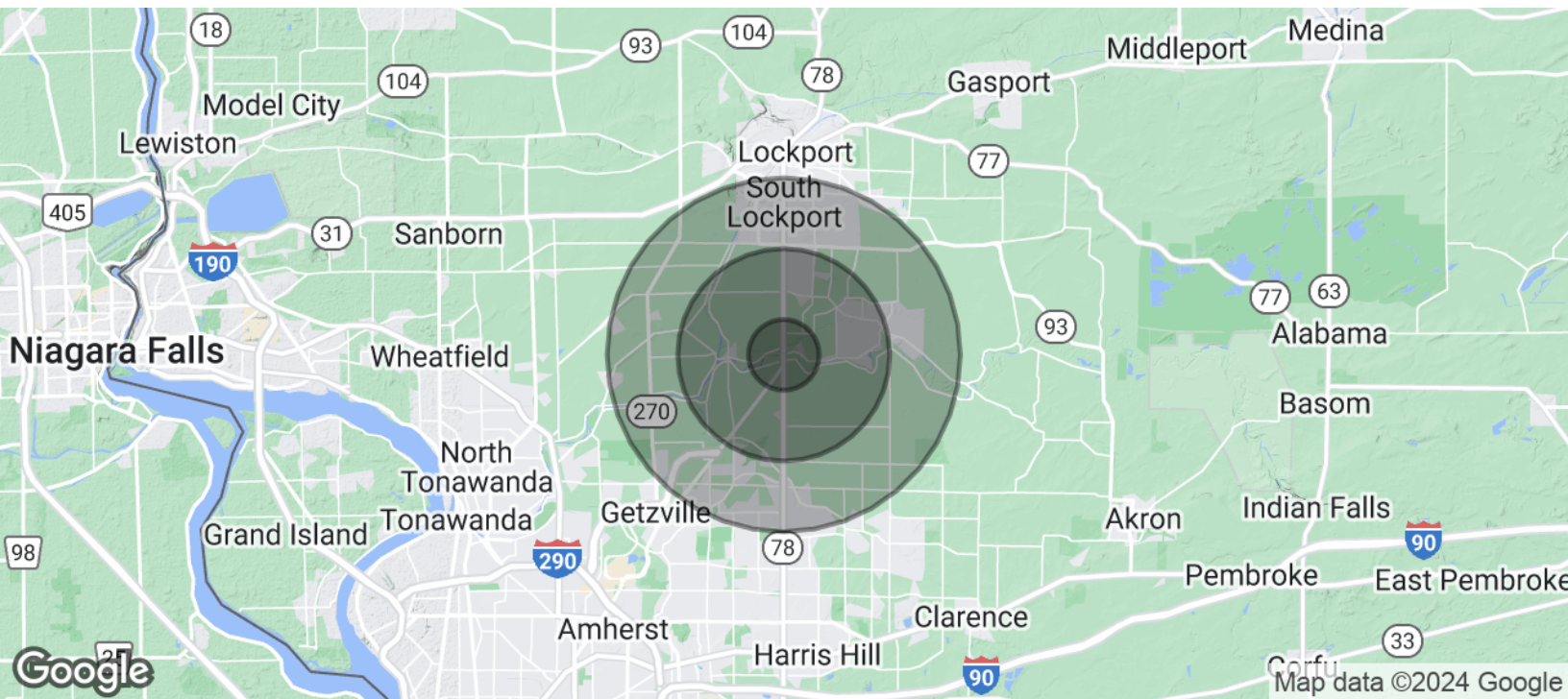


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DEMOGRAPHICS MAP & REPORT

6.3+/- Acres Approved For Apartment Development Site
Transit Road and Tonawanda Creek Road, Pendleton, NY 14094



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	843	9,456	31,566
Average Age	45.4	43.3	43.5
Average Age (Male)	44.1	42.8	42.8
Average Age (Female)	45.9	43.9	44.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	395	4,141	13,527
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$87,001	\$89,941	\$95,905
Average House Value	\$1,006,491	\$397,895	\$395,272

* Demographic data derived from 2020 ACS - US Census



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