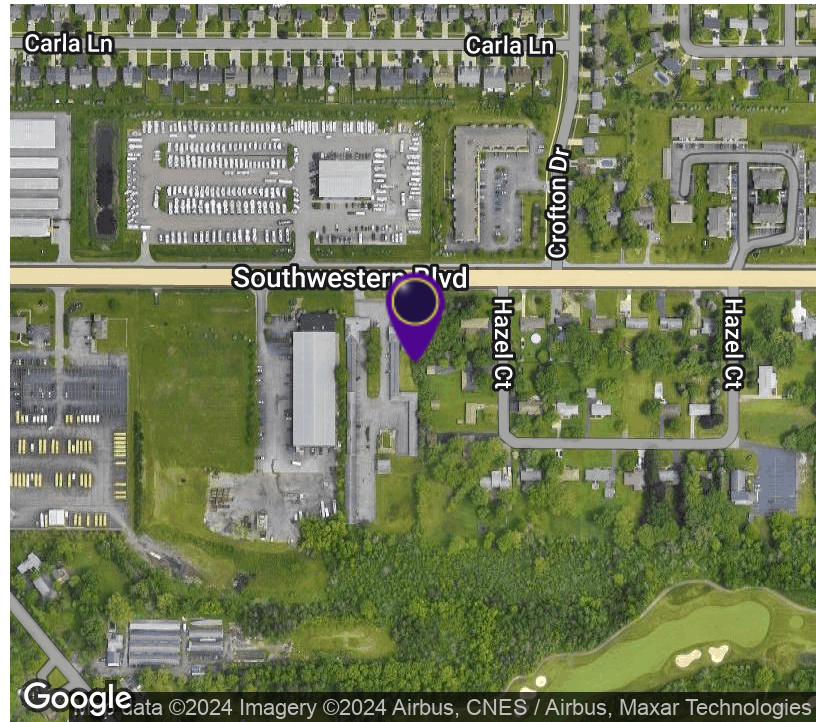


New Price! Raw-Land/Development Opportunity

2274 Southwestern Blvd, Orchard Park, NY 14127



OFFERING SUMMARY

Sale Price: \$94,999

Lot Size: 0.46 Acres

Zoning: B2-Commercial

Price / SF: \$4.74

PROPERTY OVERVIEW

Excellent opportunity for development on Southwestern Boulevard, Orchard Park. Half acre of raw land with great drive-by exposure on Southwestern Blvd seeing roughly 21,000+/- cars daily. This property has an easement located on the front of the parcel (25 feet deep) with all utility hookups including sewer. Current owner had the property surveyed & stakes with metal rods in the ground for proper parcel precision. Orchard Park zoning map & the Owner's records have indicated B2 (Commercial) zoning

LOCATION OVERVIEW

Between Leydecker Rd. and Angel Rd. on Southwestern Blvd. Near by businesses include Luke's Enterprises, RV One Super Stores Buffalo, Leo's Pizzeria, Route 20 Ice Cream, 7-Eleven.

PROPERTY HIGHLIGHTS

- Development Opportunity
- 0.46+/- Acres
- 21,000+/- AADT
- All utility hookups including sewer
- Zoned B2-Commercial zoning



RICK RECCKIO
716.998.4422
rick@recckio.com

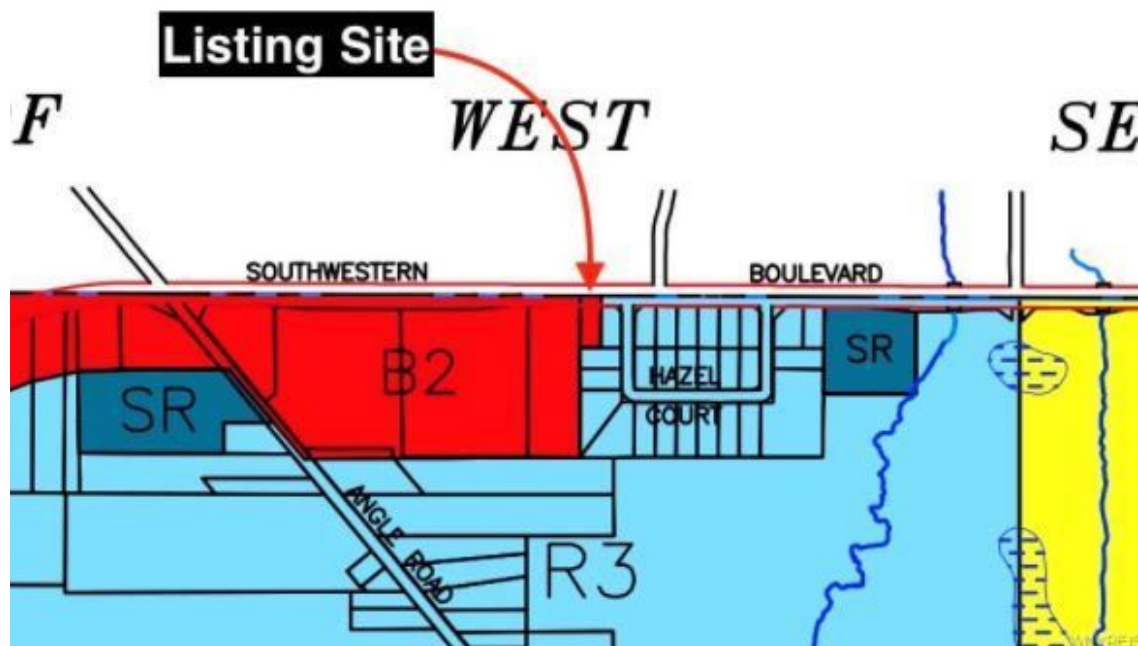
4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
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ADDITIONAL PHOTOS

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ORCHARD PARK TOWN CL

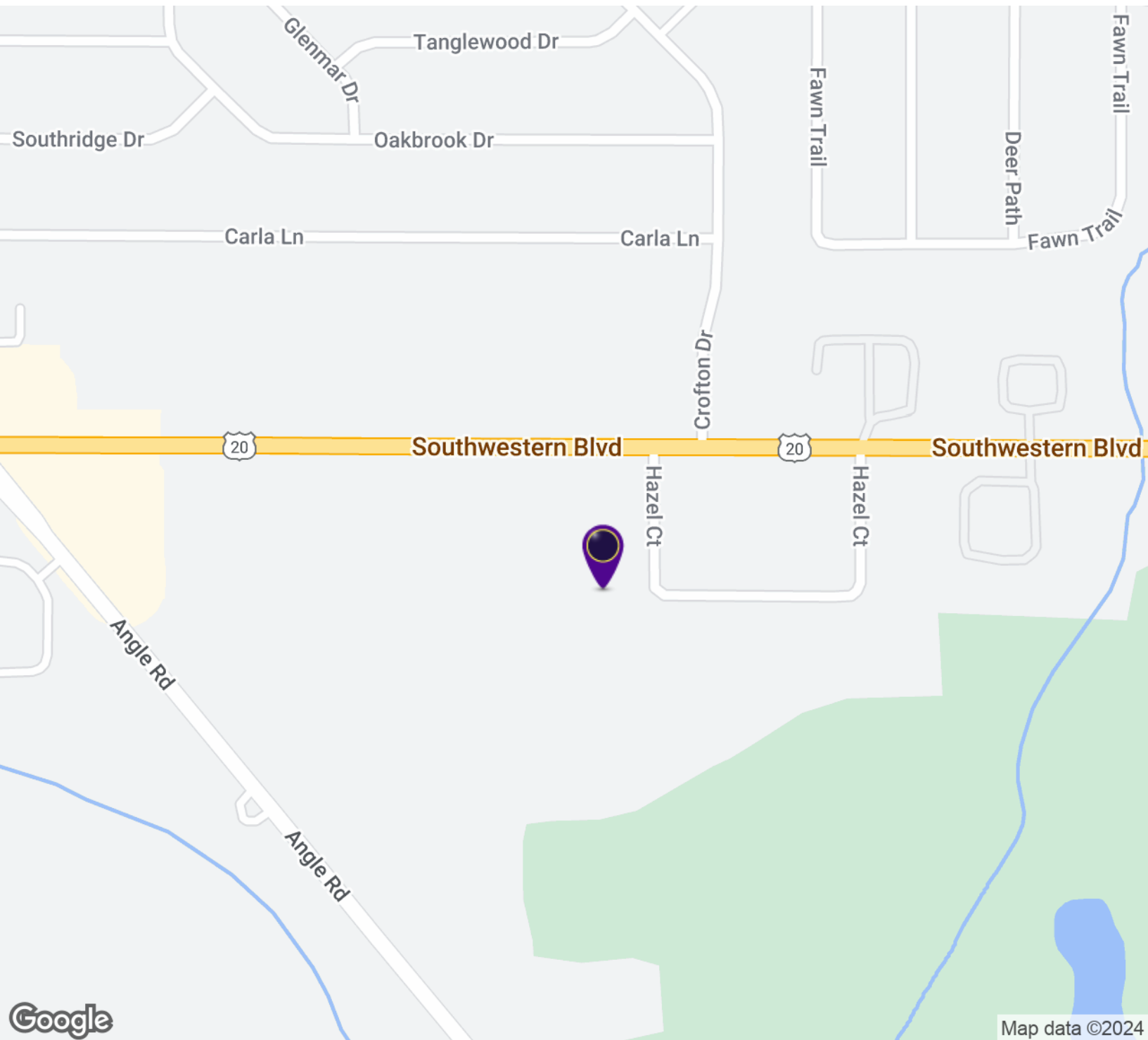


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LOCATION MAP

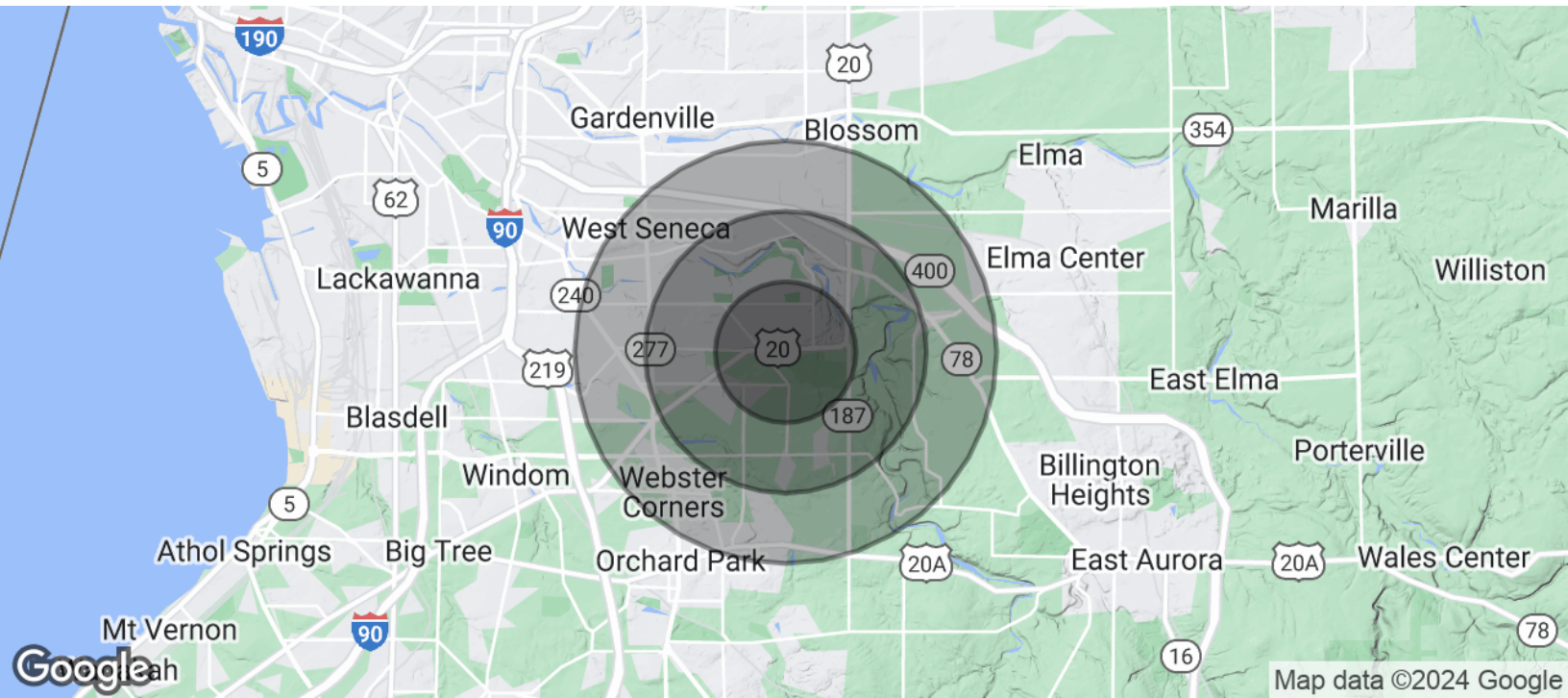
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New Price! Raw-Land/Development Opportunity 2274 Southwestern Blvd, Orchard Park, NY 14127



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,545	9,659	26,929
Average Age	52.5	45.2	46.4
Average Age (Male)	52.8	44.4	45.7
Average Age (Female)	53.7	47.0	47.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,227	4,226	11,689
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$85,649	\$94,171	\$97,265
Average House Value	\$210,835	\$214,250	\$224,617

* Demographic data derived from 2020 ACS - US Census



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