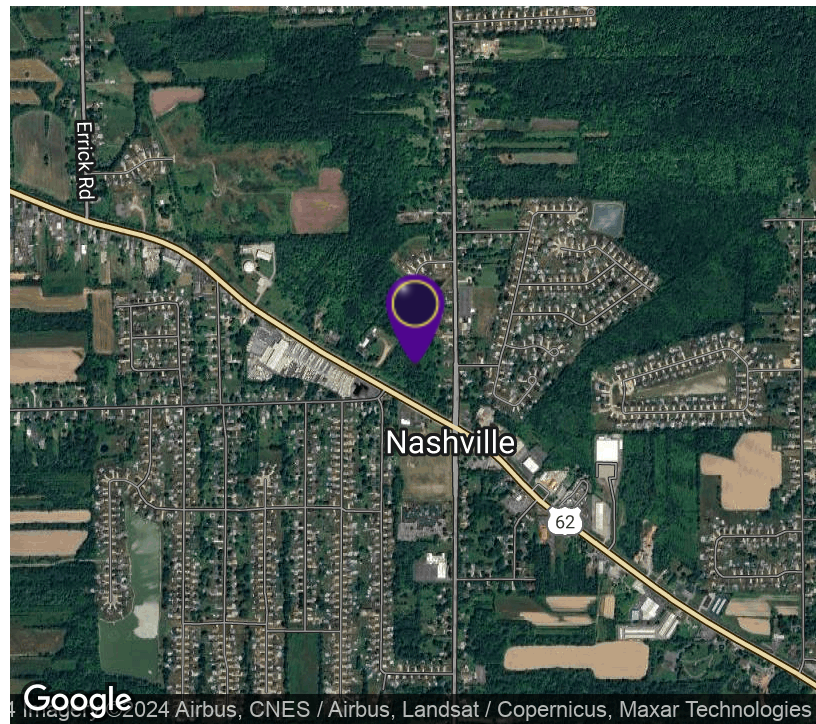
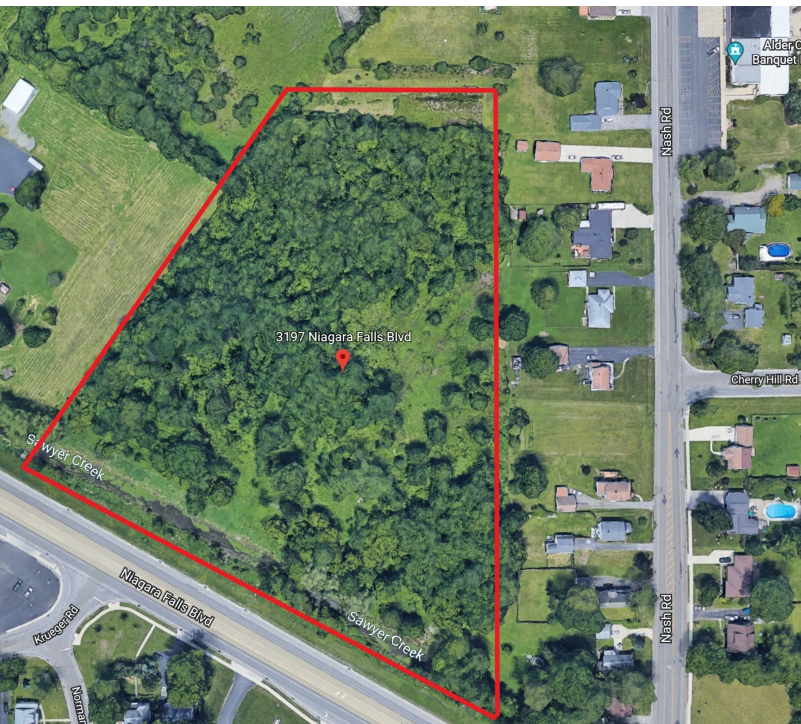


8.72 +/- Acres Vacant Land

3197 Niagara Falls Blvd, Wheatfield, NY 14120



OFFERING SUMMARY

Sale Price: \$395,000

Lot Size: 8.72 Acres

Zoning: Residential R3

Price / SF: \$1.04

PROPERTY OVERVIEW

8.72+/- Acres lot on the north side of Niagara Falls Blvd, roughly 200 feet west of Nash Rd. Road frontage on Niagara Falls Blvd is 751 feet. Land is zoned R3 multi-residential. Potential for re-zoning to Commercial. Heavily trafficked area.

LOCATION OVERVIEW

Located at the intersection of Niagara Falls Blvd and Nash Rd. Local businesses include Sawyer Creek Hotel, Olympia Dinner, Colton RV, A Little Something gift shop, Alder Creek Banquet Facility, Woodcock Bros Brewery, Platters Chocolates, Tim Horton's, Delta Sonic, Tops Supermarket, Wendy's, KFC, Taco Bell, Fashion Outlets of Niagara Falls and Niagara Falls International Airport.

PROPERTY HIGHLIGHTS

- Excellent Location
- 8.72+/- Acres, 751' Frontage
- Zoned R3
- Potential for Re-Zoning to Commercial



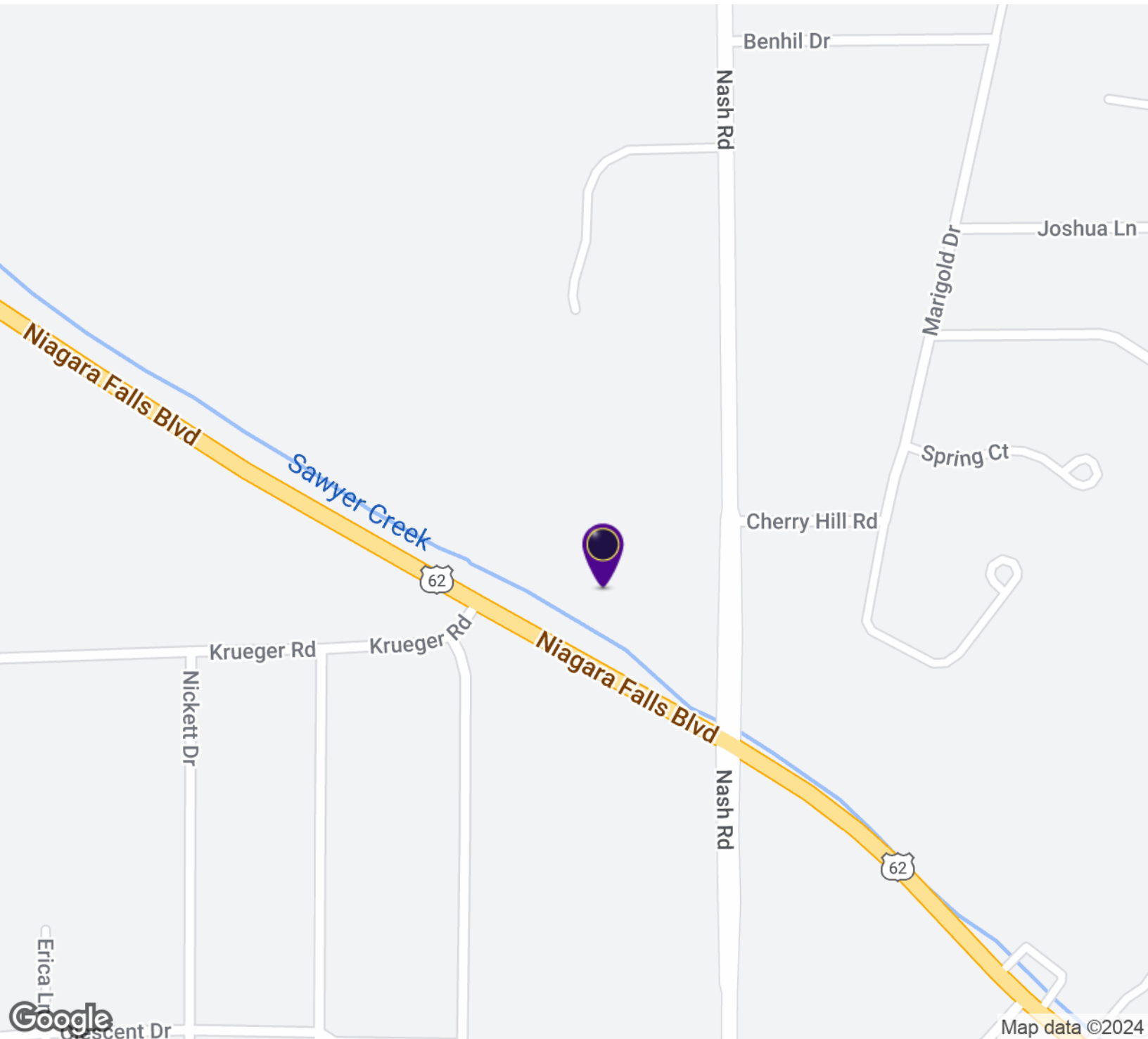
RICK RECCKIO
716.998.4422
rick@recckio.com

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

LOCATION MAP

8.72 +/- Acres Vacant Land

3197 Niagara Falls Blvd, Wheatfield, NY 14120

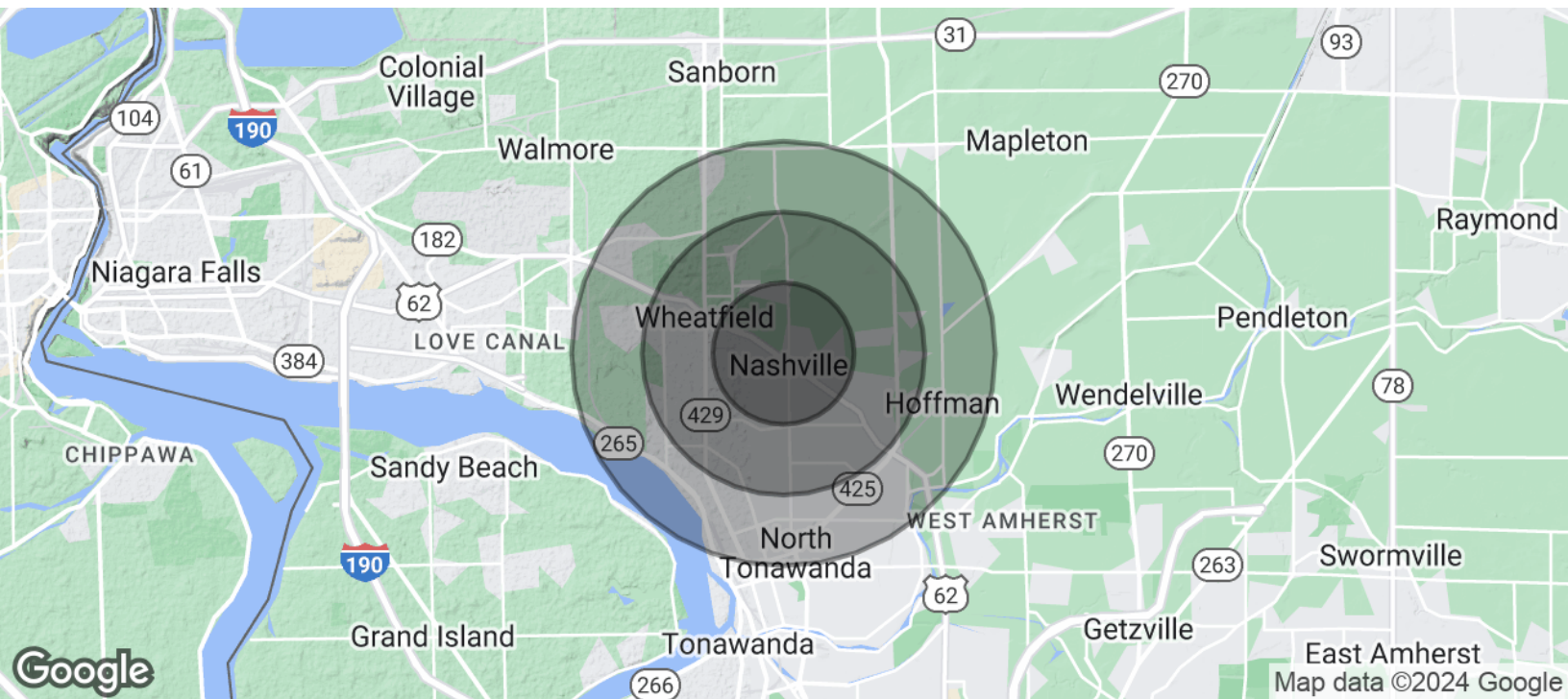


RICK RECCKIO
716.998.4422
rick@recckio.com

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

8.72 +/- Acres Vacant Land

3197 Niagara Falls Blvd, Wheatfield, NY 14120



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,346	18,028	34,794
Average Age	46.0	45.4	45.6
Average Age (Male)	41.8	41.8	42.4
Average Age (Female)	49.0	48.7	47.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,227	7,501	15,178
# of Persons per HH	2.7	2.4	2.3
Average HH Income	\$107,779	\$89,549	\$83,550
Average House Value	\$208,782	\$186,253	\$174,212

* Demographic data derived from 2020 ACS - US Census