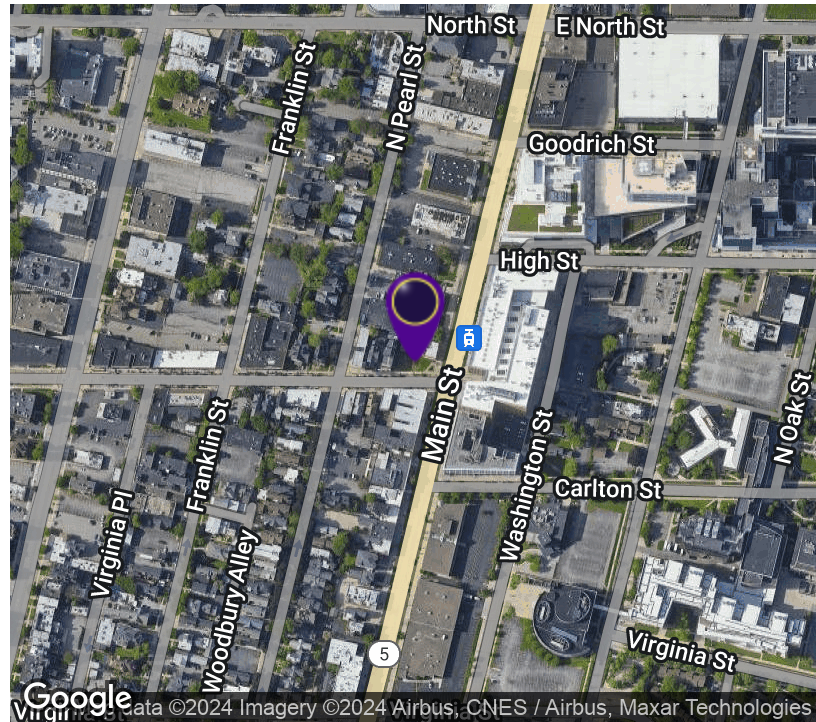
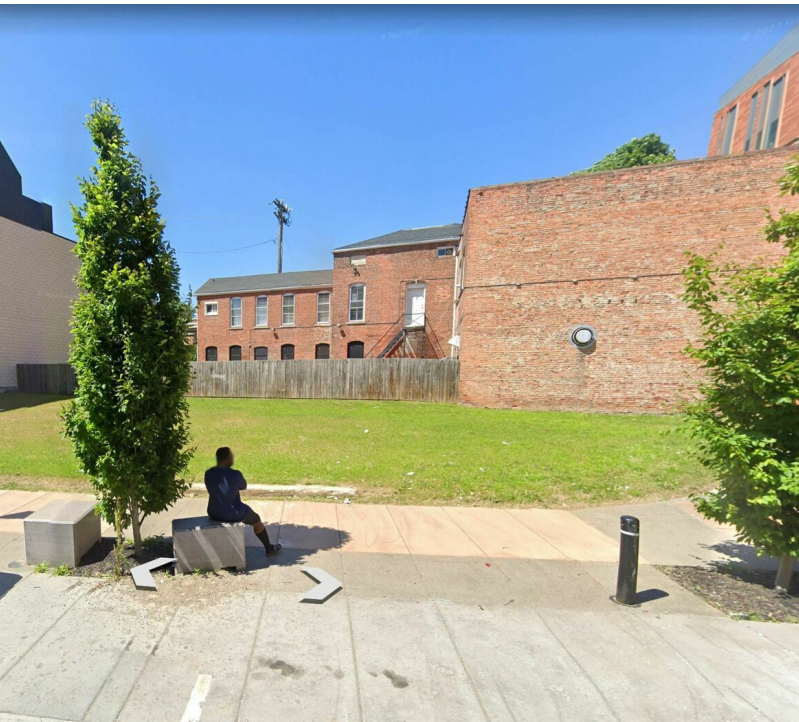


# Redevelopment Land

942 Main St, Buffalo, NY 14202



## OFFERING SUMMARY

Sale Price: Call for More Details

Lot Size: 0.09 Acres

## PROPERTY OVERVIEW

This vacant parcel of land is situated on the NW corner of Main St and Allen St. Cleared lot ready for Redevelopment. Lot size 33' x 118' or .09+/- Acres. Zoned commercial. Corner location with traffic signal access. Heart of Downtown Buffalo Entertainment and Theatre Districts. Walking distance to City Hall and Erie County Court house. Convenient proximity to the Medical Campus Corridor and Downtown Buffalo. The area is surrounded by restaurants, bars, offices, major headquarters, and major hotels. Also available for Redevelopment are 186 & 196 Allen Street.

## LOCATION OVERVIEW

Located in the Allentown Historic Preservation District on the NW corner of Main St. and Allen St. in downtown Buffalo. Walking distance to Chippewa St.

## PROPERTY HIGHLIGHTS

- Redevelopment Opportunity
- .09+/- Acres
- Corner location
- Traffic Signal Access
- Cleared Land
- Zoned Commercial



**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

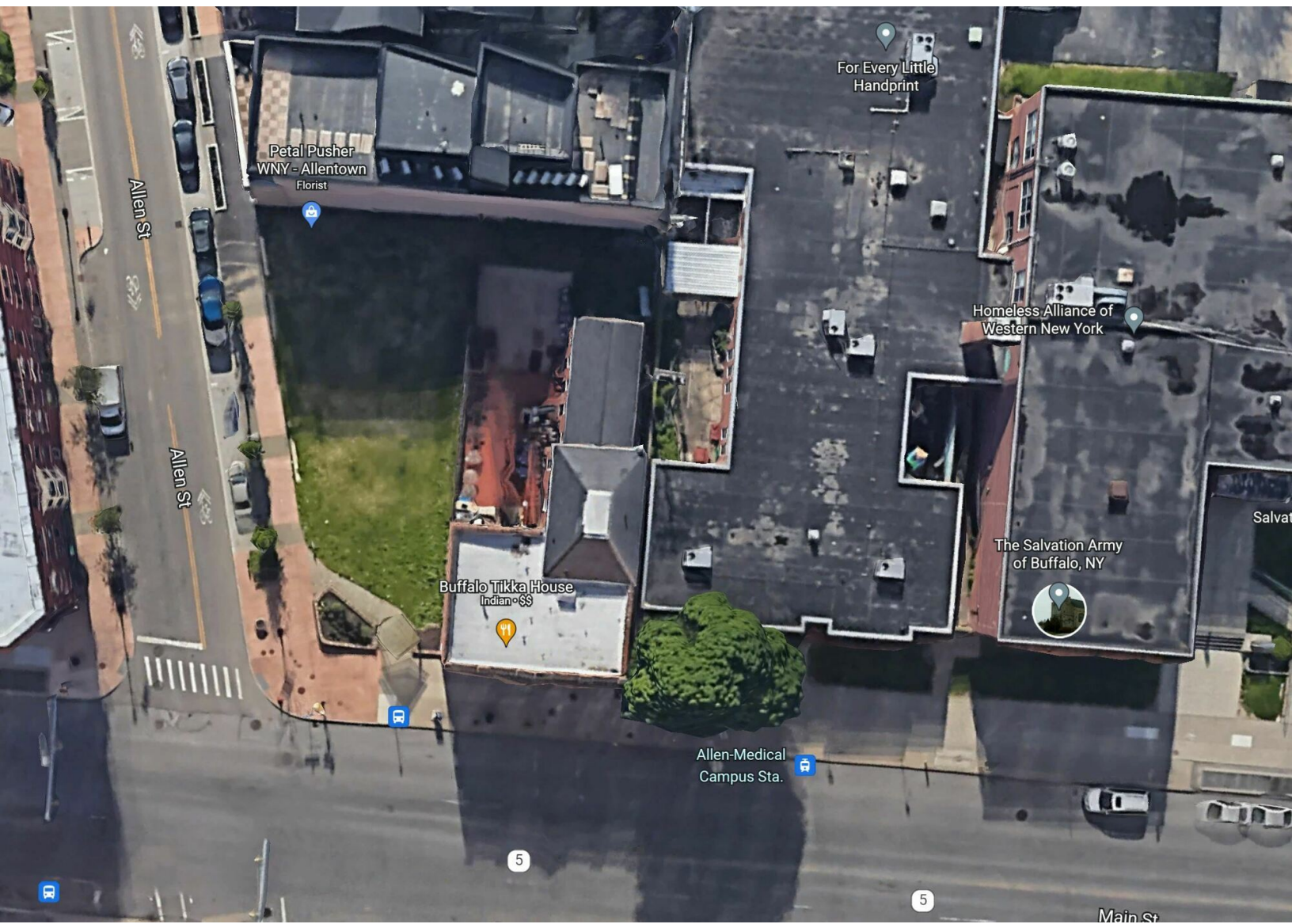
4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com



ADDITIONAL PHOTOS

# Redevelopment Land

942 Main St, Buffalo, NY 14202

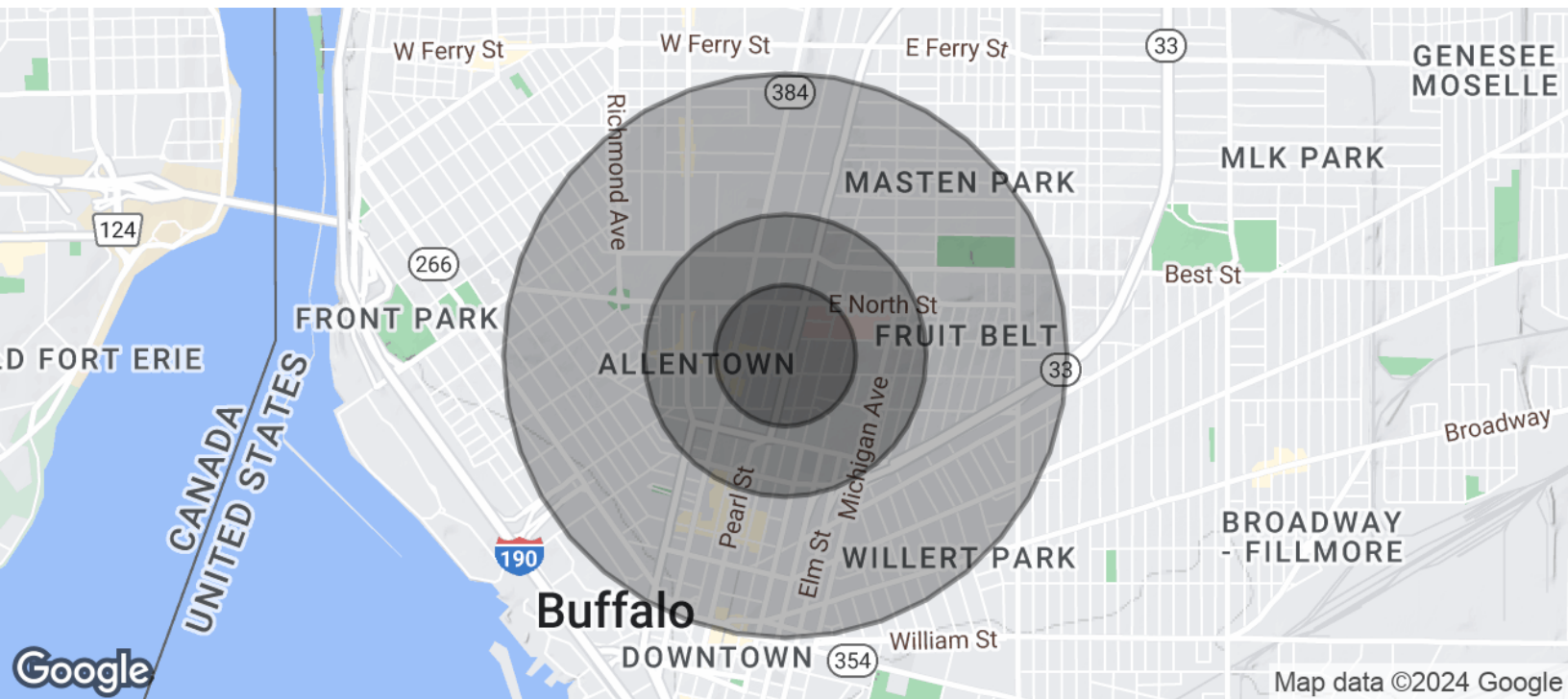


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# Redevelopment Land

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,331	5,798	24,169
Average Age	40.1	41.1	38.0
Average Age (Male)	38.5	39.5	37.5
Average Age (Female)	37.6	39.6	38.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,027	4,779	16,048
# of Persons per HH	1.3	1.2	1.5
Average HH Income	\$42,661	\$42,714	\$48,258
Average House Value	\$47,767	\$136,968	\$210,244

\* Demographic data derived from 2020 ACS - US Census



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