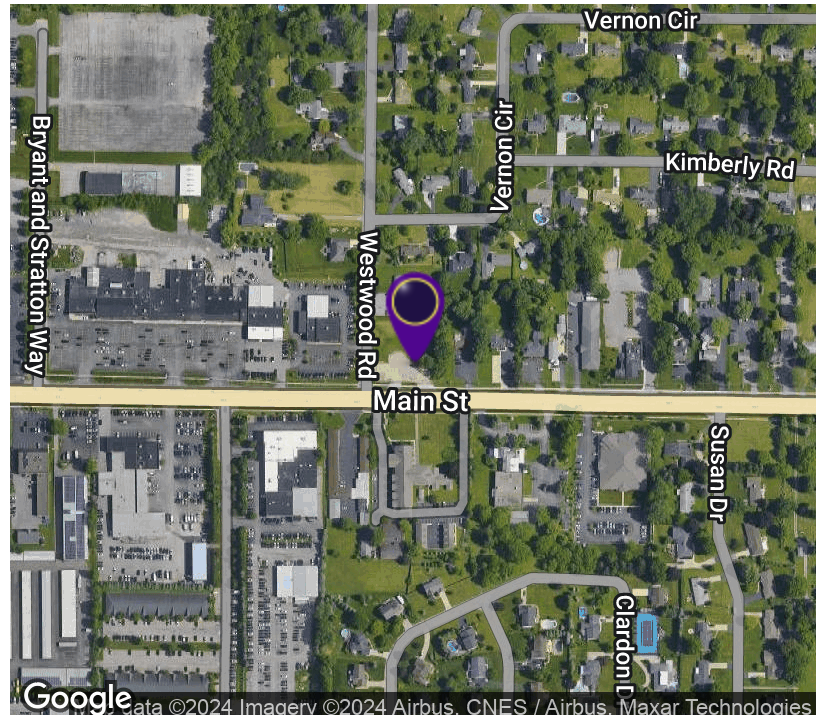


Vacant Land

8250 Main St, Williamsville, NY 14221



OFFERING SUMMARY

Sale Price: \$599,000

Lot Size: 0.8 Acres

Zoning: Commercial

Price / SF: \$17.19

PROPERTY OVERVIEW

This vacant land site is zoned commercial suitable with town of Clarence approval for an office, retail or restaurant uses. Formerly a Stop N Gas station. Per seller all environmental are clear, seller has DEC closure letter.

LOCATION OVERVIEW

Located on the NE corner of Main St. and Westwood across from several new car dealerships: Porsche, Mercedes-Benz, BMW, Infiniti and Maserati. Minutes from Target, Walmart, Tops Supermarket, Dicks Sporting Goods, Premier Liquor and several other restaurants and banks. 1/2 mile east of Transit Rd.

PROPERTY HIGHLIGHTS

- Lot size 200' X 175" .80 Acres
- Commercial Zoning
- 1 Mile North of NYS Thruway I-90 Exit 49 Depew
- Minutes from Buffalo Niagara International Airport
- One of the Highest Demographics in Erie County



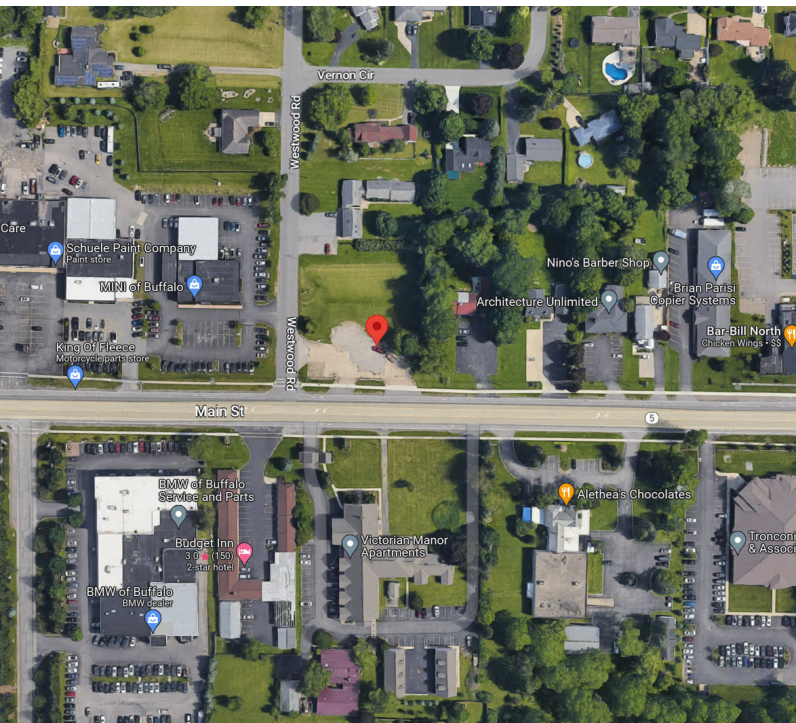
RICK RECCKIO
716.998.4422
rick@recckio.com

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

ADDITIONAL PHOTOS

Vacant Land

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Vacant Land

130

SH130

5

ERIE COUNTY SEWER DISTRICT 5

235.03

3.97 A(C)

10.113

1.02 A(C)

1

1.50 A(C)

2.12

2.112

52.2

2.98 A(C)

53

9.12

12.2

13.1

14

15

16

11

10

ERIE COUNTY

SE CORNER L3927/115

WEST LINE OF G SPIESZ L 811/461

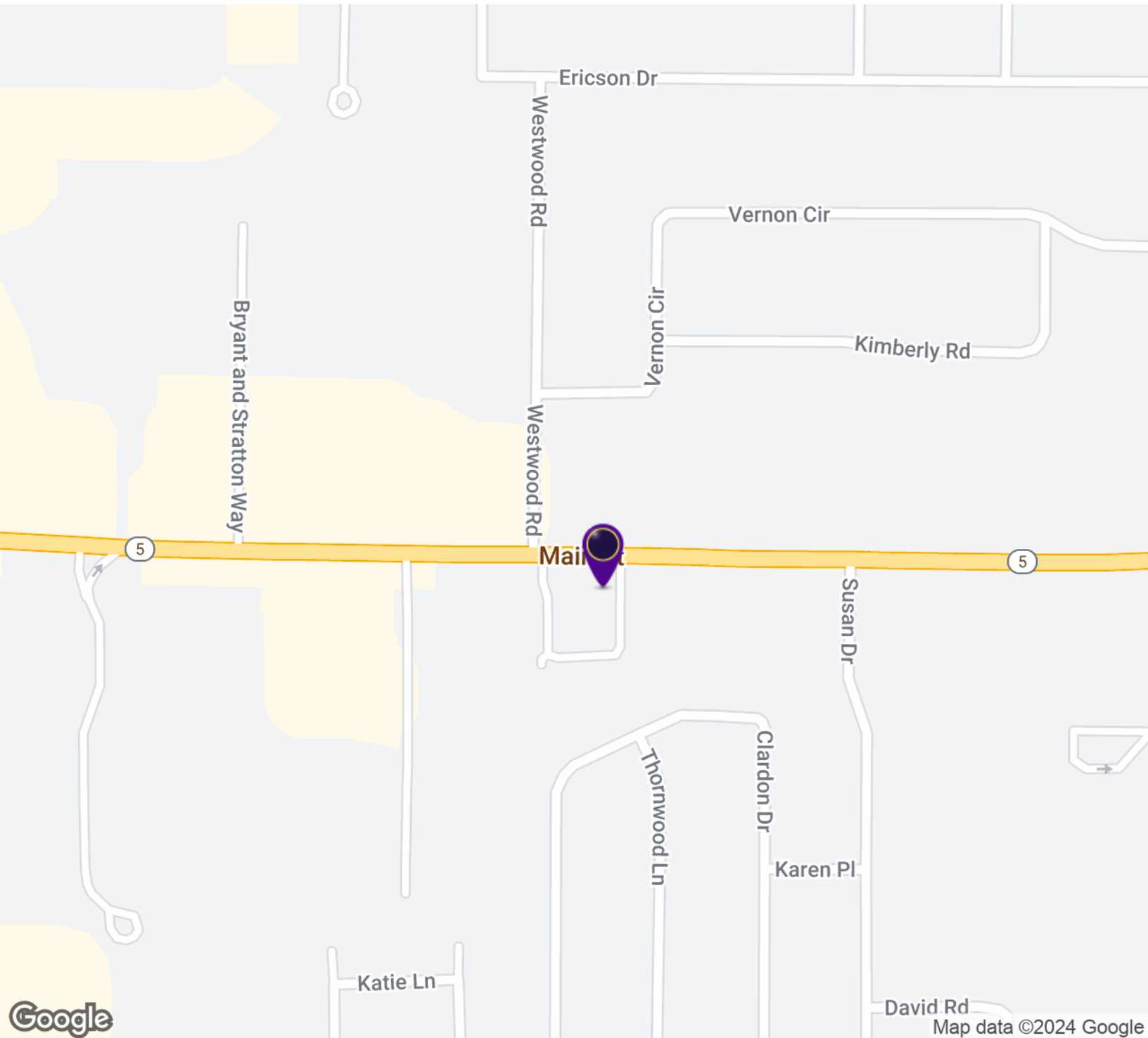
28.29



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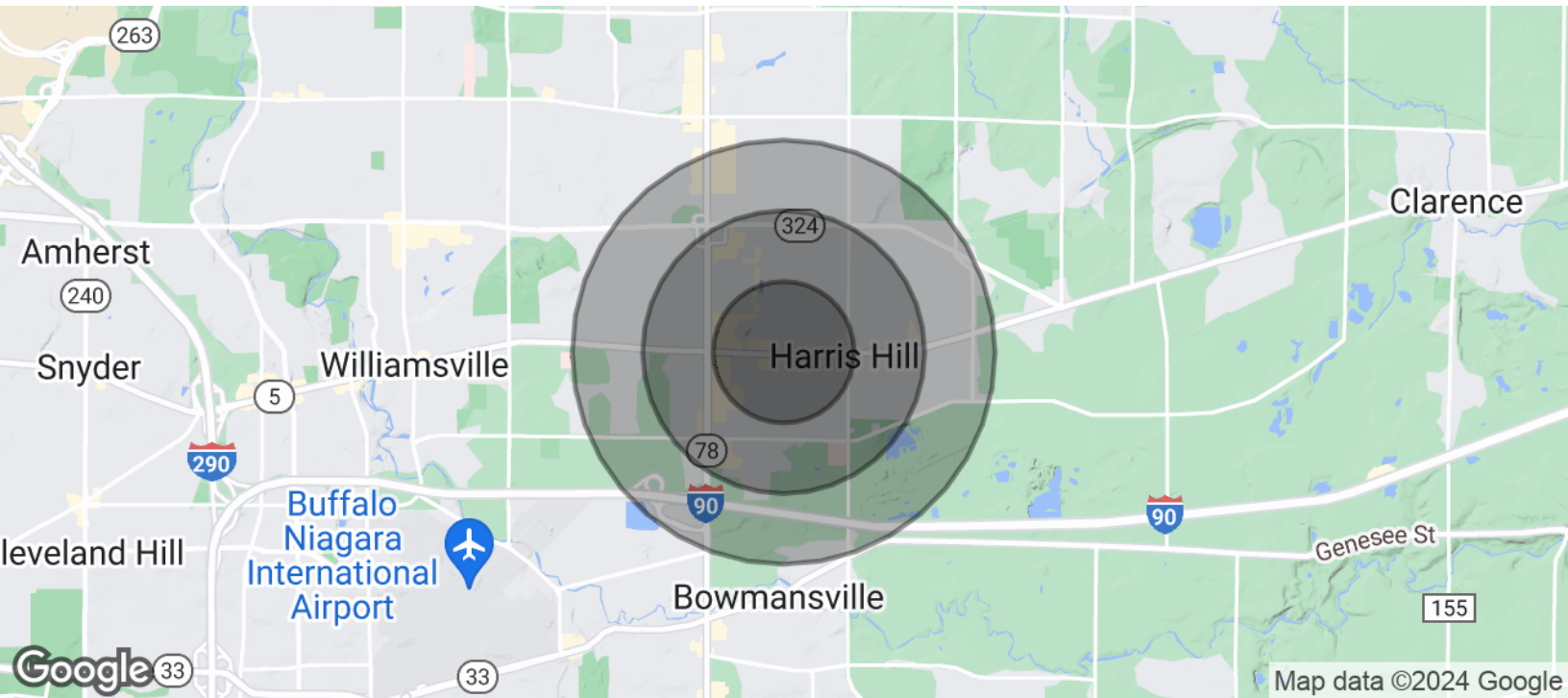
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Vacant Land

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,703	5,274	9,919
Average Age	32.8	37.6	41.8
Average Age (Male)	34.3	38.5	42.0
Average Age (Female)	35.4	40.1	43.4
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	667	2,210	4,356
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$111,699	\$109,584	\$105,702
Average House Value	\$231,675	\$237,701	\$243,217

2020 American Community Survey (ACS)



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