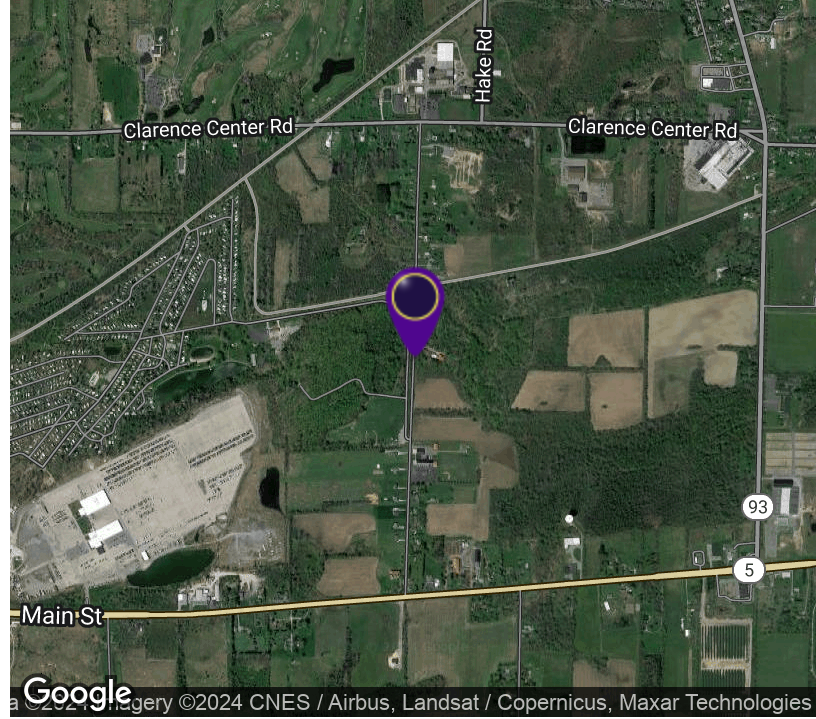
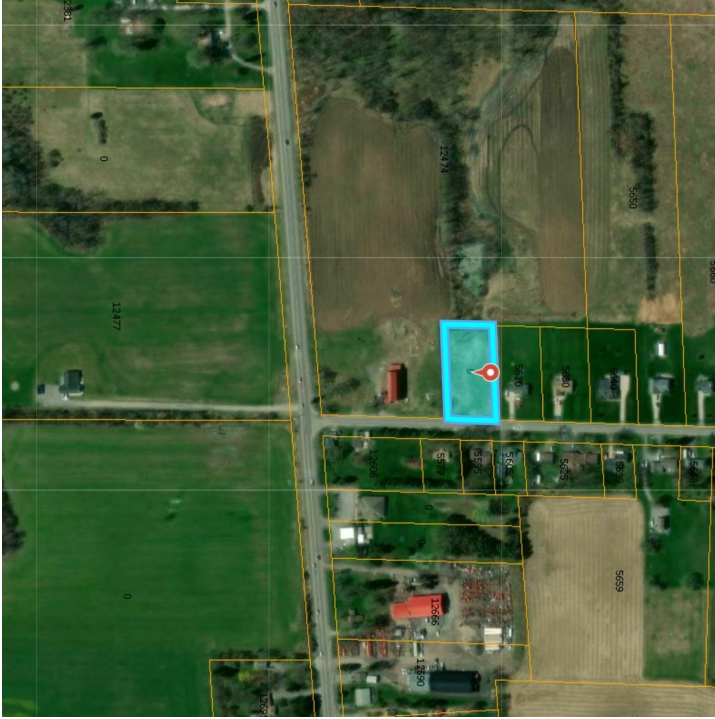


1+/- Acres

0 Cummings Rd, Newstead, NY 14001



OFFERING SUMMARY

Sale Price: \$79,000

Lot Size: 1.0 Acres

Zoning: Rec Vacant Land

PROPERTY OVERVIEW

This 1+/- Acre lot in the Village of Newstead, is perfect for a new home site, for someone that prefers country living. May even have the possibility of a development site, the owner is retired and is eager to sell. At this price point and location this lot won't last long on the market.

LOCATION OVERVIEW

Buffalo/Niagara

PROPERTY HIGHLIGHTS

- Priced to Sell
- Beautiful Country Lot
- Possible Development Site
- Great Location
- In a picturesque village
- With great County living.



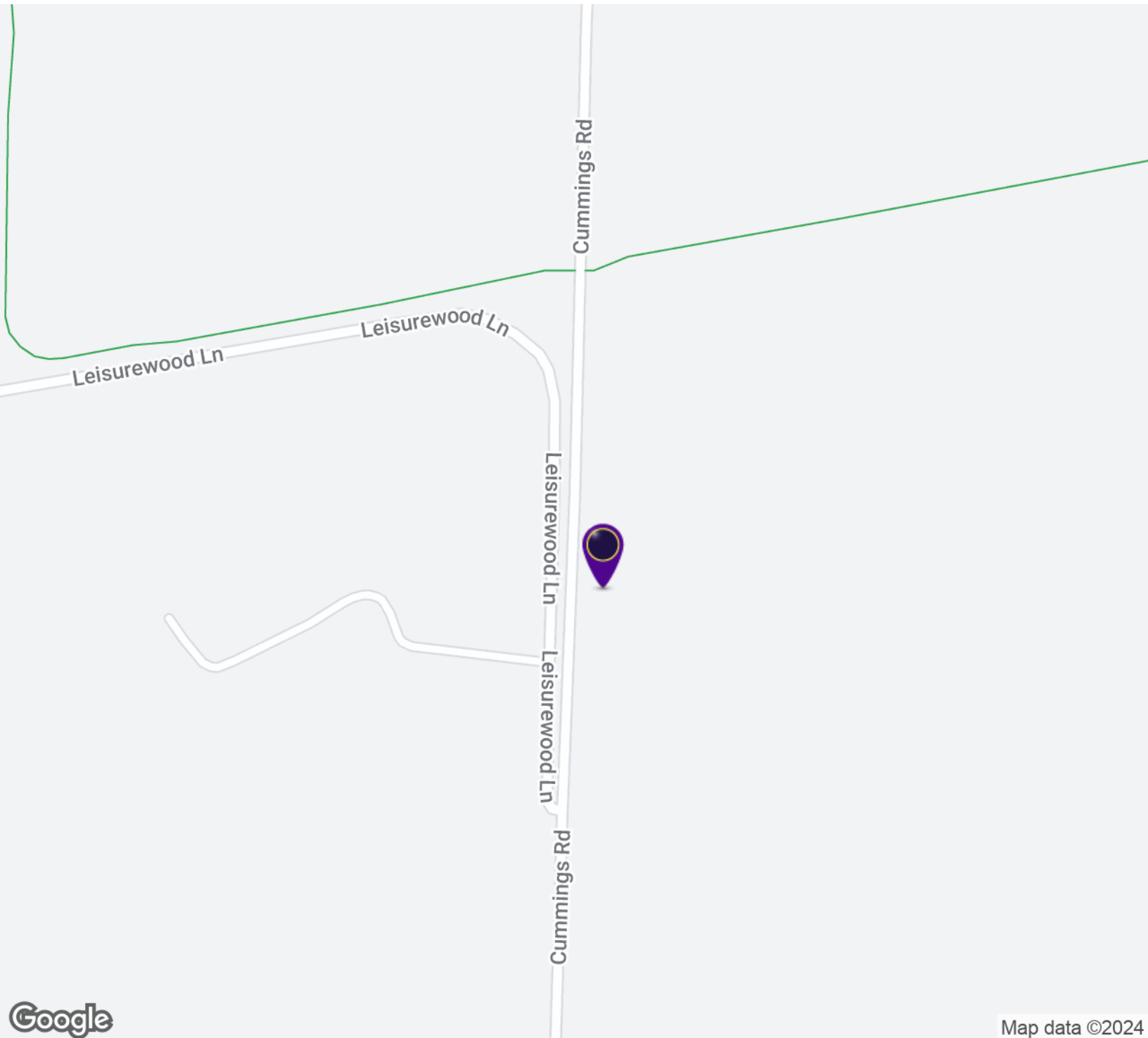
RICK RECCKIO
716.998.4422
rick@recckio.com

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

LOCATION MAP

1+/- Acres

0 Cummings Rd, Newstead, NY 14001



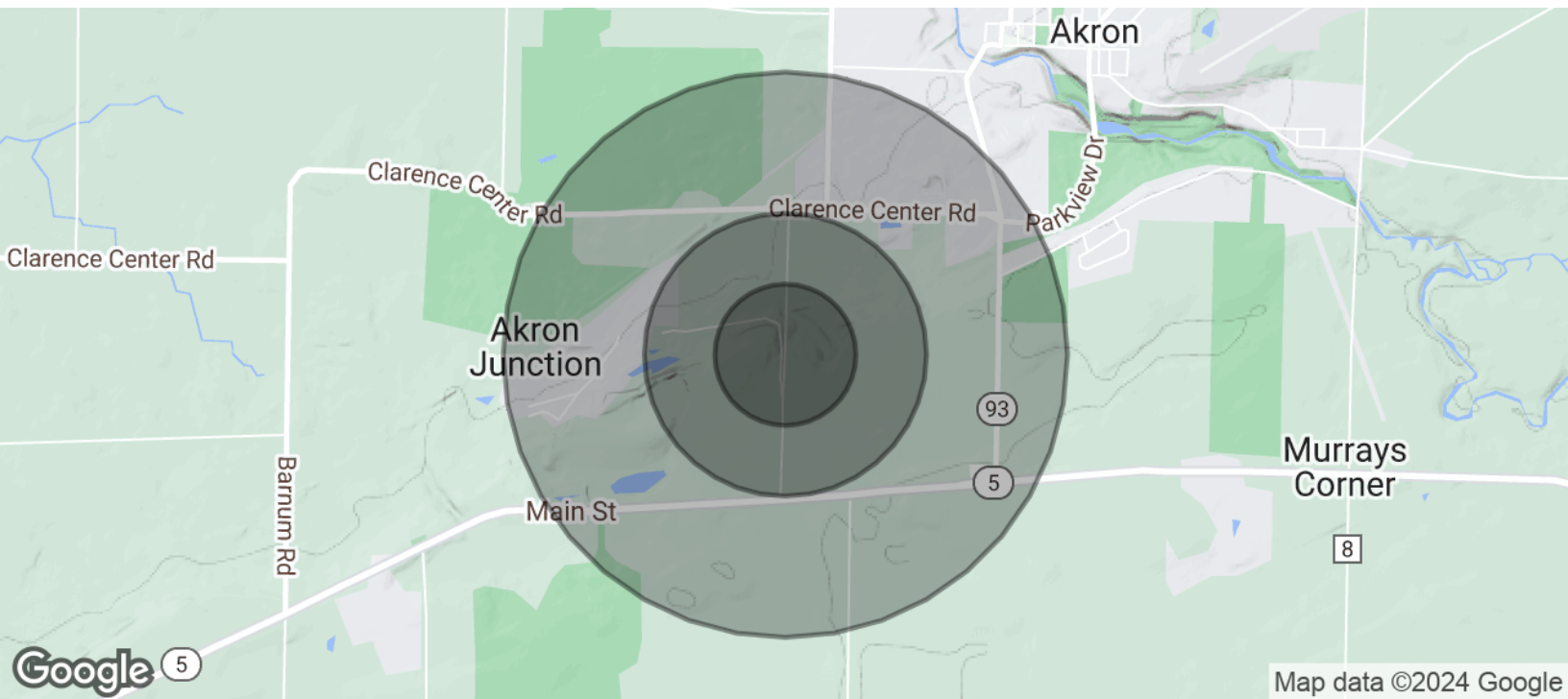
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DEMOGRAPHICS MAP & REPORT

1+/- Acres

0 Cummings Rd, Newstead, NY 14001



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	31	126	844
Average Age	47.1	46.3	42.3
Average Age (Male)	43.6	42.9	42.5
Average Age (Female)	50.4	49.6	43.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	13	56	391
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$84,594	\$78,543	\$72,283
Average House Value	\$190,649	\$176,035	\$169,101

2020 American Community Survey (ACS)



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