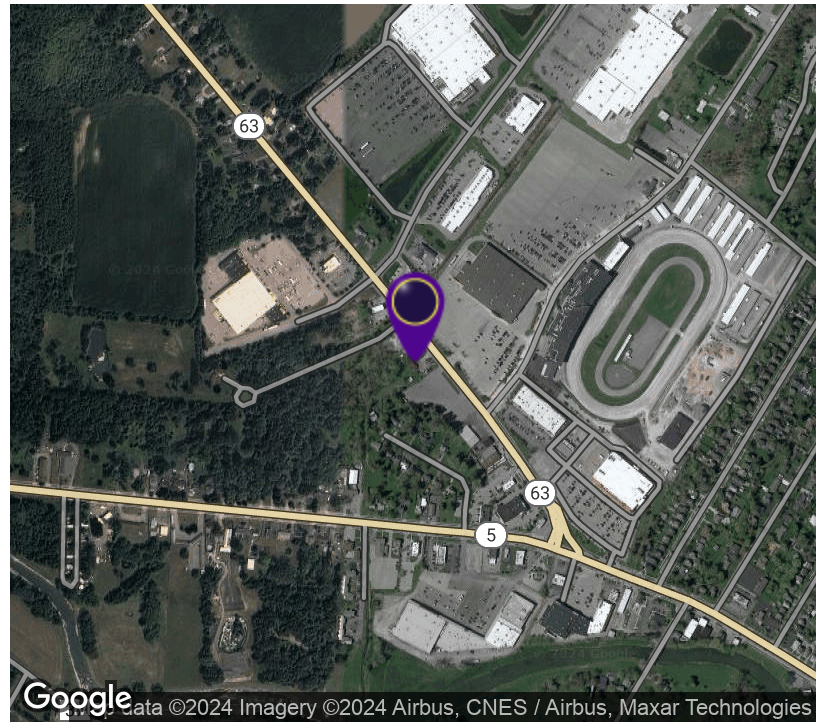
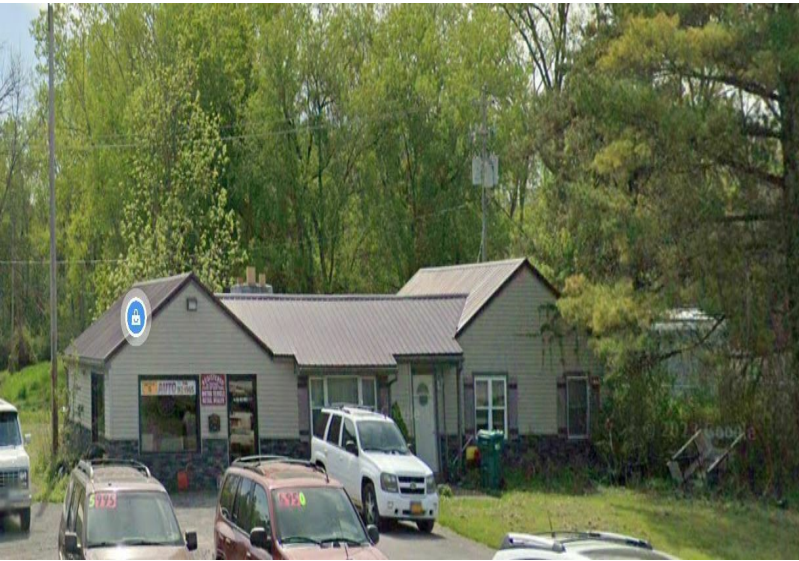


# New Price! Redevelopment Site

8364 Lewiston Rd, Batavia, NY 14020

**SALE PRICE****\$399,000****OFFERING SUMMARY**

Lot Size:	0.7 Acres
Year Built:	1955
Building Size:	1,728 SF
Renovated:	2015
Zoning:	Commercial

**PROPERTY OVERVIEW**

We are excited to announce an incredible business opportunity with this mixed-use commercial property! The property boasts 1,728+/- SF of space, .70+/- acres of land, and 30+/- parking spaces, making it a versatile space for any kind of business. The property has undergone extensive updates and is currently operating as a used car sales office with a residential rental unit. This makes it a perfect setup for offices, stores, or professional services. The property is zoned commercial and offers plenty of flexibility for your business needs. Don't miss out on this fantastic opportunity!

**LOCATION OVERVIEW**

Located minutes from the NYS Thruway I-90 Batavia Exit, close proximity to Routes 5,33,63, & 98. Along with Home Depot, BJ's Plaza, Dicks Sporting Goods, Target, Tops Supermarket, and Walmart.

**PROPERTY HIGHLIGHTS**

- 1,728+/- SF
- 0.70+/- Acres
- Lot: 150' x 200' Irregular Depth



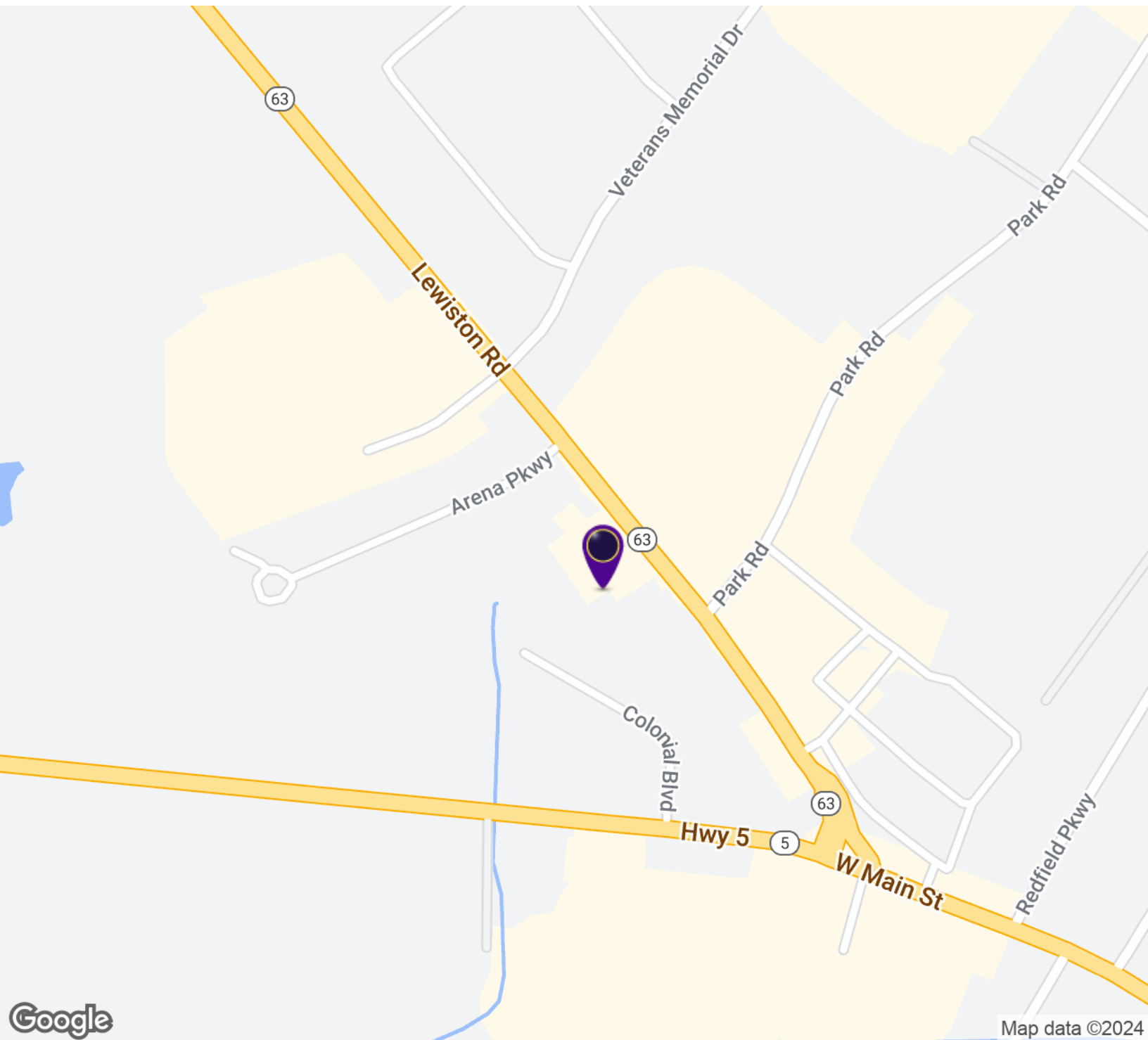
**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

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

# New Price! Redevelopment Site

8364 Lewiston Rd, Batavia, NY 14020

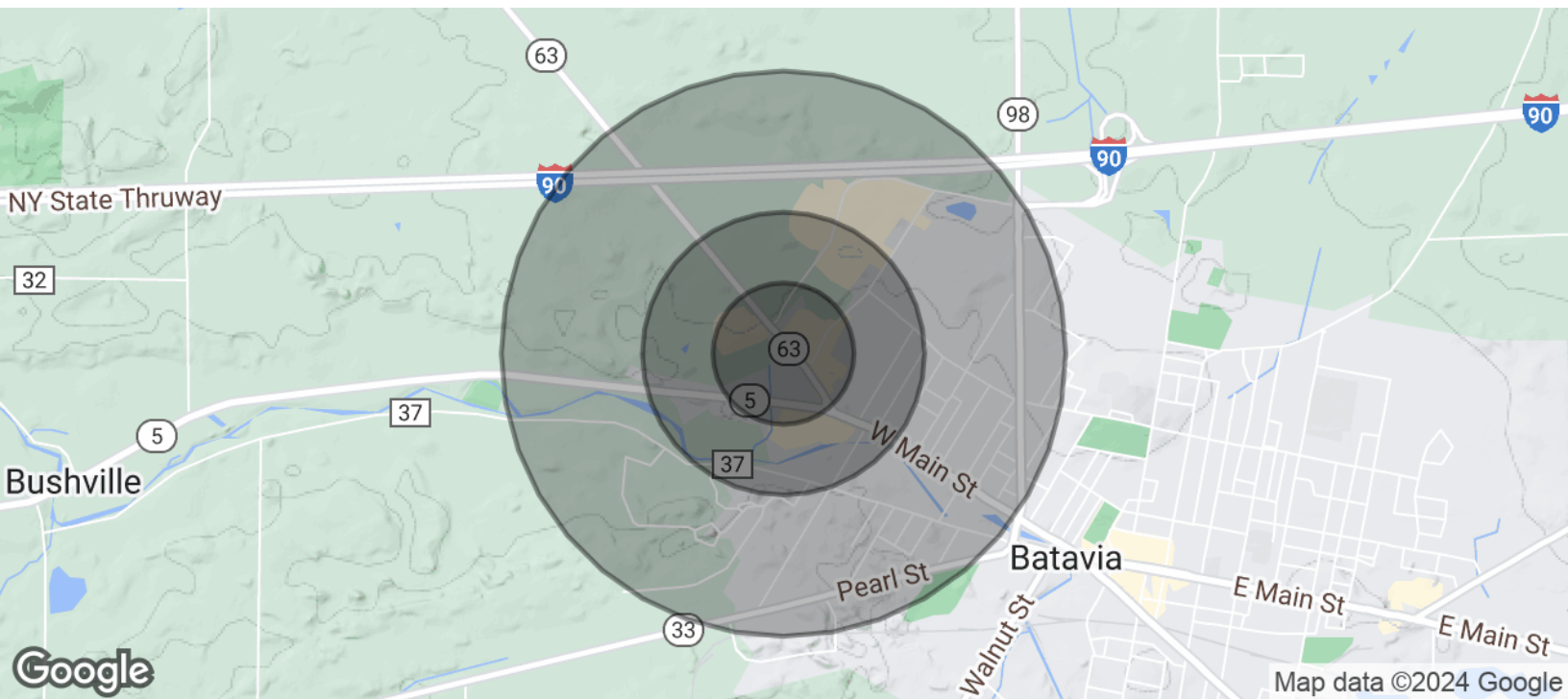


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	100	736	3,250
Average Age	48.2	44.9	43.1
Average Age (Male)	48.6	45.5	43.1
Average Age (Female)	47.9	43.9	42.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	47	367	1,593
# of Persons per HH	2.1	2.0	2.0
Average HH Income	\$59,788	\$57,175	\$57,170
Average House Value	\$117,875	\$116,493	\$114,160

2020 American Community Survey (ACS)