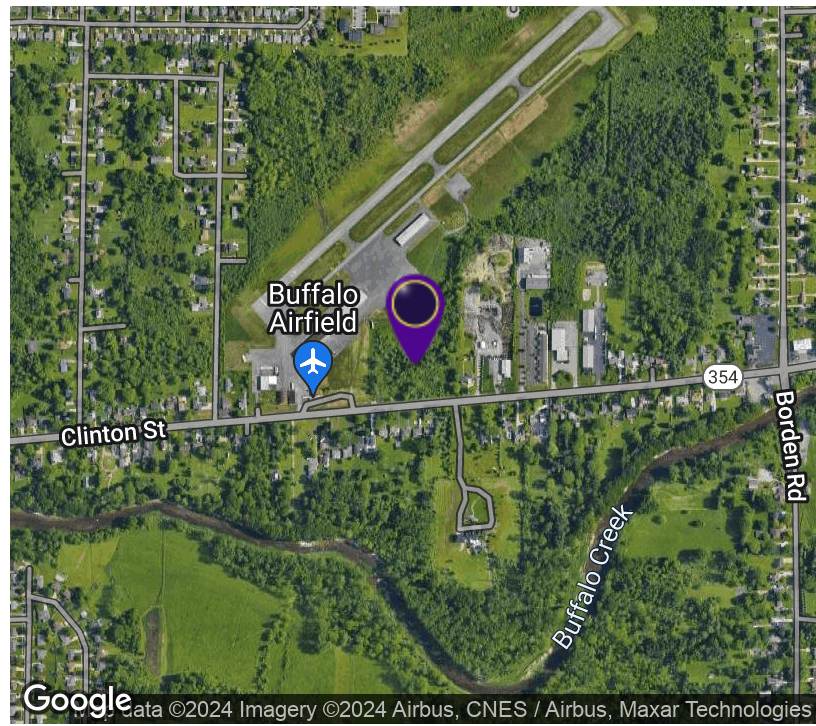


# Vacant Land - Built To Suit

4518 Clinton Street, West Seneca, NY 14224



## OFFERING SUMMARY

Sale Price: \$529,000

Lot Size: 5.0 Acres

Zoning: M1

Price / SF: \$2.43

## PROPERTY OVERVIEW

Vacant land - located on Clinton Street in West Seneca. This 5+/- acre site is ideal for any commercial development site. Site can be divided into 3 separate parcels. Phase 1 & 2 environmental work has been done and the land is clean and clear of all contamination. DEC has already conducted they reports and has approved future development. Zoned M1 and owner has numerous blueprints and architectural site plans for any type of construction such as commercial buildings, storage units, multi-unit apartment complexes, office park, and/or and combination of each. Utilities located at the road on the same side of the street as the proposed site. Per the ownership of this property the site is cleared with the phase 1 & 2 of the property

## LOCATION OVERVIEW

Located on Clinton Street next to the Lindsay Aviation Airport. The vacant land is between Union Road & Borden Road. Minutes west of Transit Road and just south of French Road. Easy access to the New York State Thruway I-90 and Aurora Expressway Route 400.

## PROPERTY HIGHLIGHTS

- Excellent Location
- Pre Existing Development Plans
- Zoned M1
- Utilities at the Road



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

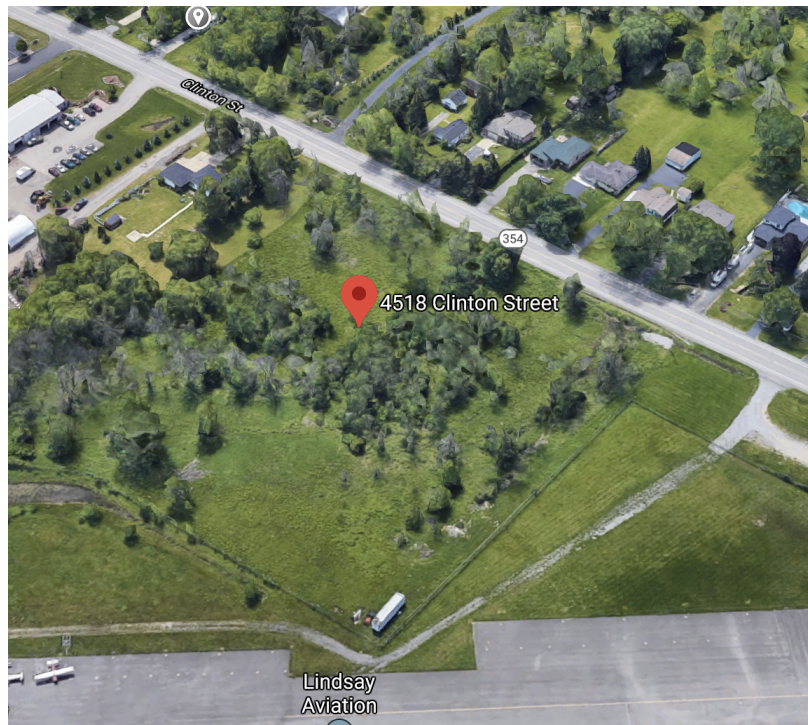
4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com



ADDITIONAL PHOTOS

# Vacant Land - Built To Suit

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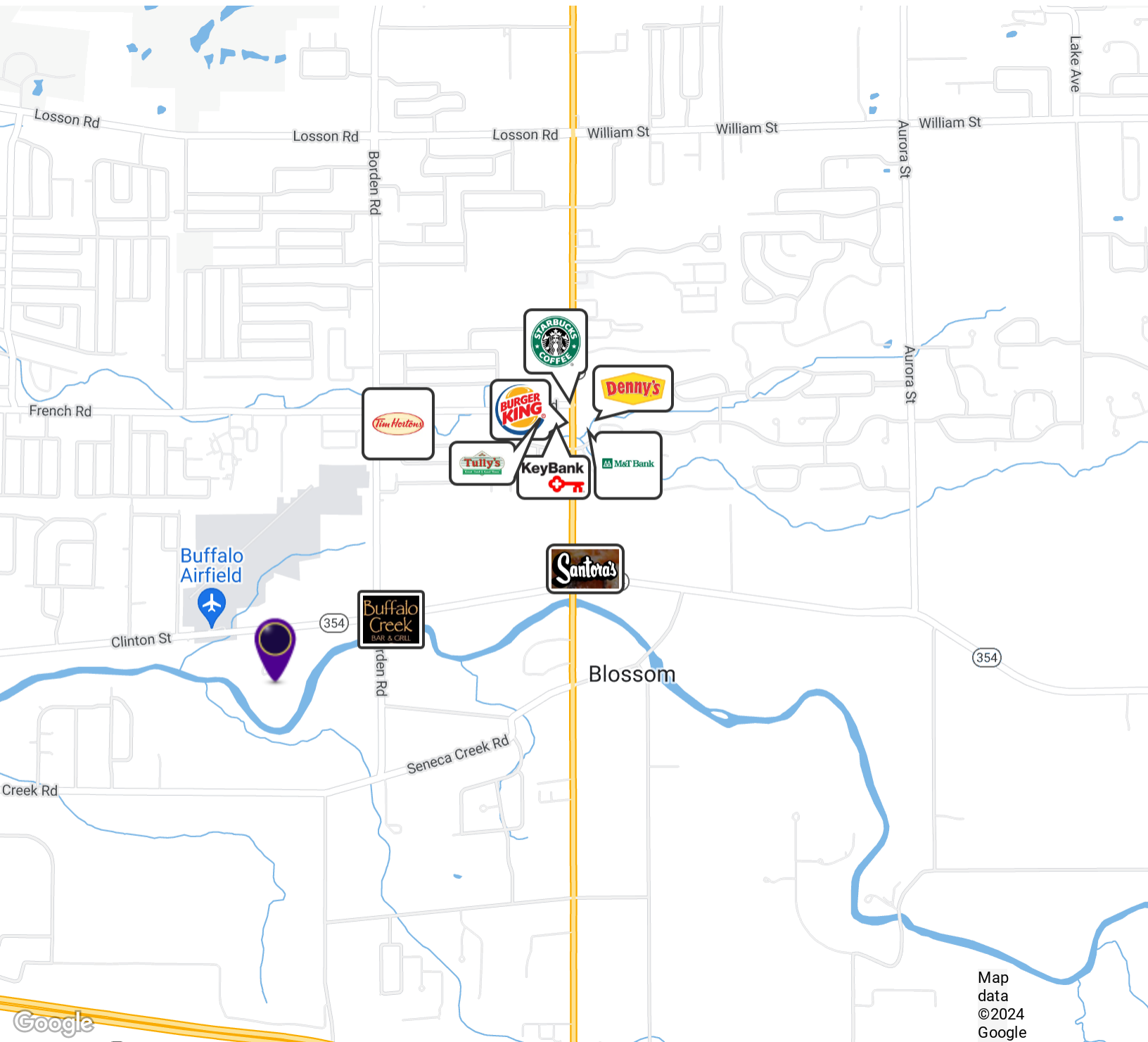


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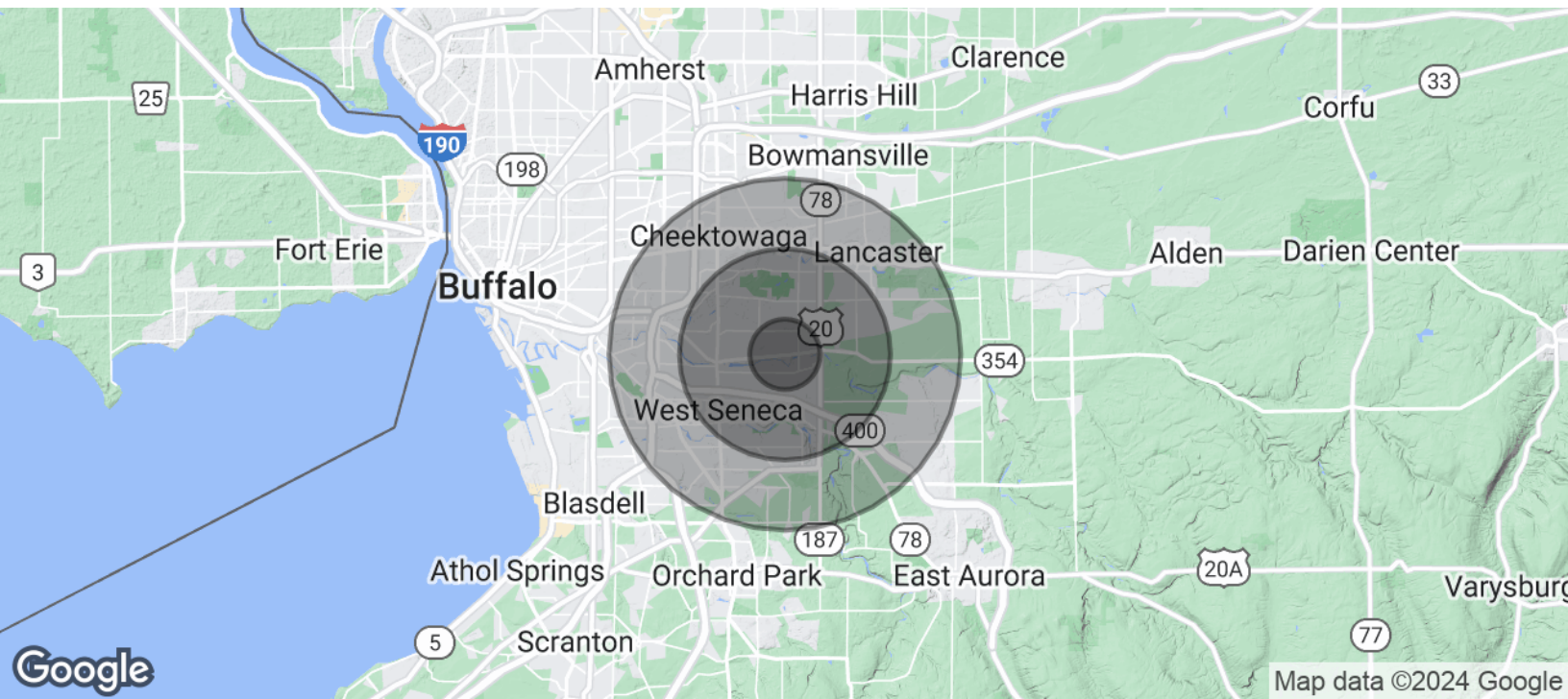
4518 Clinton Street, West Seneca, NY 14224





# Vacant Land - Built To Suit

4518 Clinton Street, West Seneca, NY 14224



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 7,937  | 59,799  | 152,562 |
| Average Age          | 45.5   | 44.1    | 43.8    |
| Average Age (Male)   | 43.7   | 42.0    | 41.5    |
| Average Age (Female) | 48.5   | 46.5    | 46.1    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,375     | 24,767    | 64,001    |
| # of Persons per HH | 2.4       | 2.4       | 2.4       |
| Average HH Income   | \$62,078  | \$65,922  | \$63,297  |
| Average House Value | \$118,261 | \$145,345 | \$136,618 |

2020 American Community Survey (ACS)



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