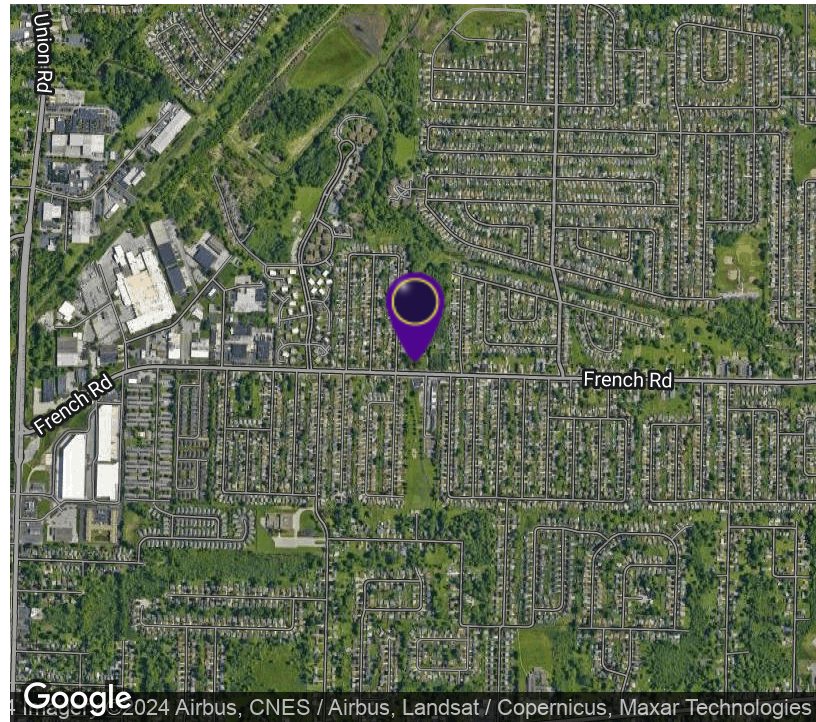
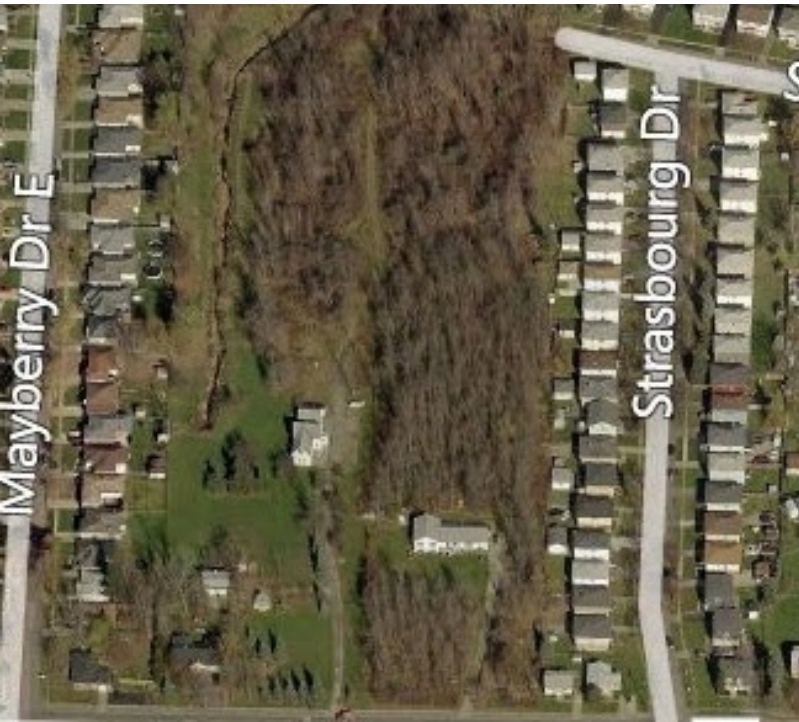


450 French Road

Cheektowaga, NY 14227



OFFERING SUMMARY

Sale Price: Not Disclosed

Available SF:

Lot Size: 0.58 Acres

Zoning: Commercial

Price / SF: Not Disclosed

PROPERTY OVERVIEW

Commercially zoned vacant lot, 127' X 300' on .58 acres of land. Ideal for an apartment complex or office development. Excellent development opportunity. Features: Electricity/Power, Irrigation, Water, Telephone, Cable, Gas/Propane

LOCATION OVERVIEW

Located on French Rd. and Strasbourg Drive., Cheektowaga. Between Transit Rd. & Union Rd.

PROPERTY HIGHLIGHTS

- 0.58 Acre buildable lot
- All Utilities available
- Excellent Exposure
- Excellent for a development opportunity
- Owner very motivated to sell
- Located between Transit Rd. & Union Rd.

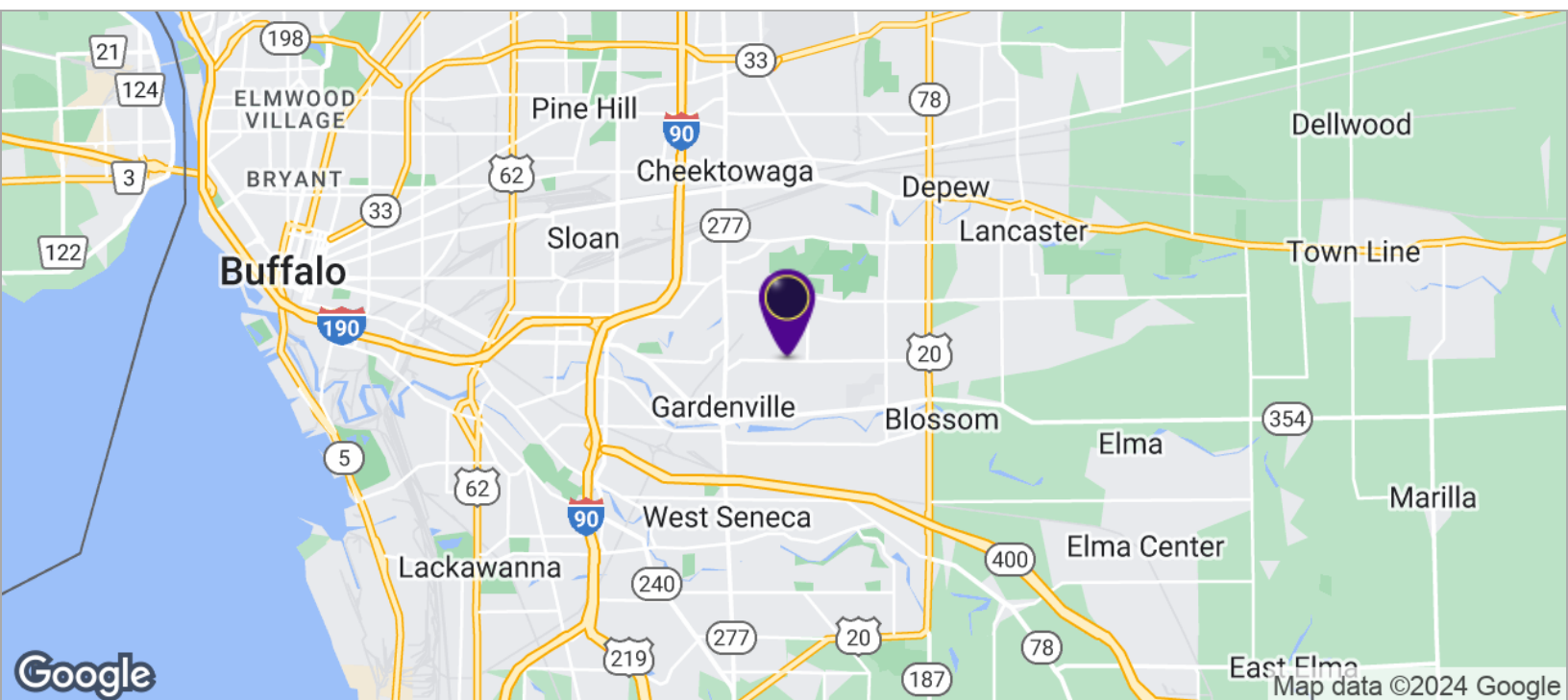
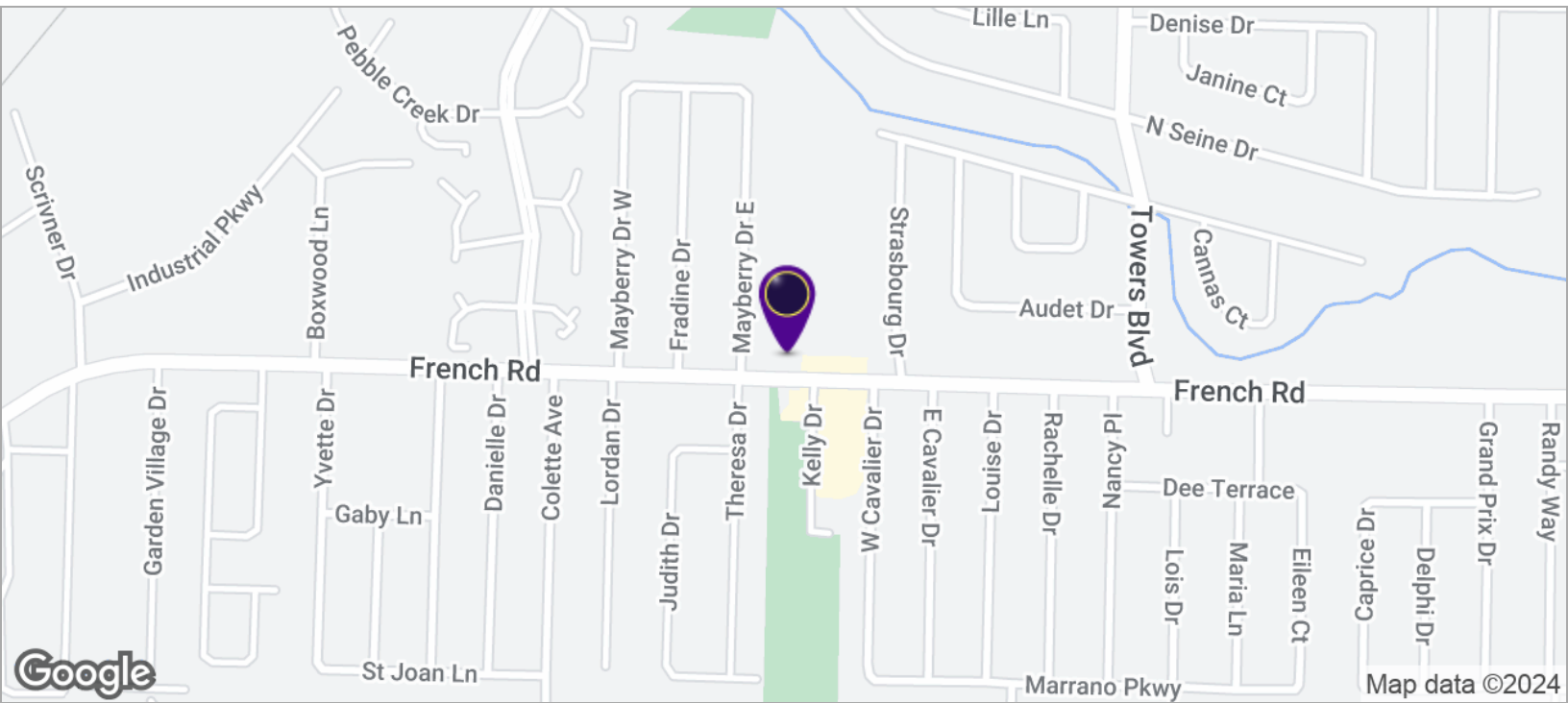


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Median age

Median age (Male)

Median age (Female)

HOUSEHOLDS & INCOME

Total households

of persons per HH

Average HH income

Average house value

1 MILE

11,459

43.2

40.5

45.8

1 MILE

4,752

2.4

\$61,692

\$123,937

3 MILES

64,836

45.8

43.4

48.1

3 MILES

27,993

2.3

\$59,710

\$121,853

5 MILES

195,194

42.9

40.9

45.0

5 MILES

83,359

2.3

\$57,637

\$122,355



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