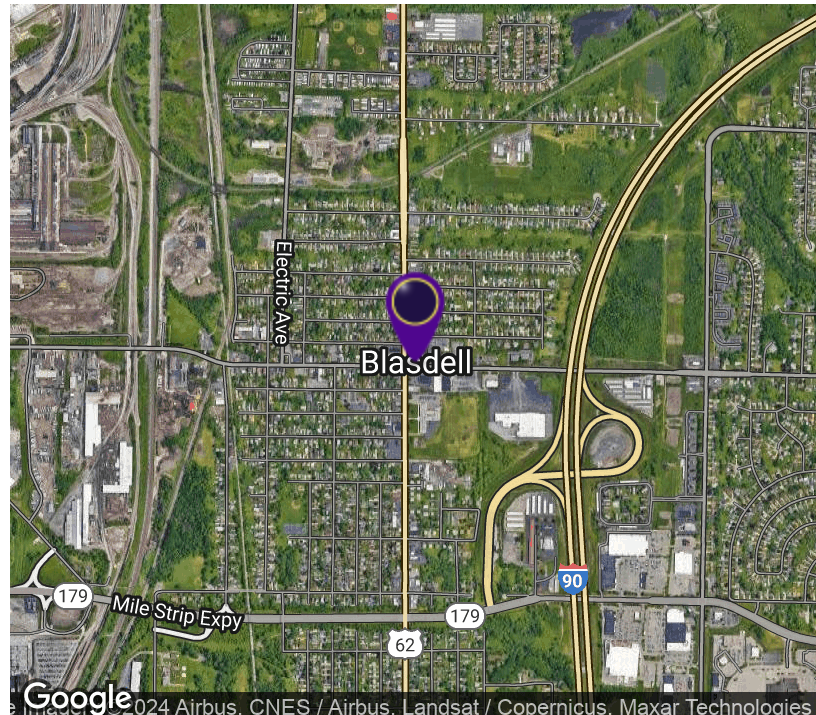


Vacant Land, Northeast Corner of Lake Ave. 3726 South Park Aveune, Blasdell, NY 14219



OFFERING SUMMARY

Sale Price: \$125,000

Available SF:

Lot Size: 0.33 Acres

Price / SF: \$8.70

PROPERTY OVERVIEW

Approximately 1/3 acres of land situated on very busy roads with excellent visibility.

LOCATION OVERVIEW

Northeast corner of South Park & Lake Ave. Close proximity to McKinley Park Mall. Across from CVS and 7-11 convenient store with gasoline sales.

PROPERTY HIGHLIGHTS

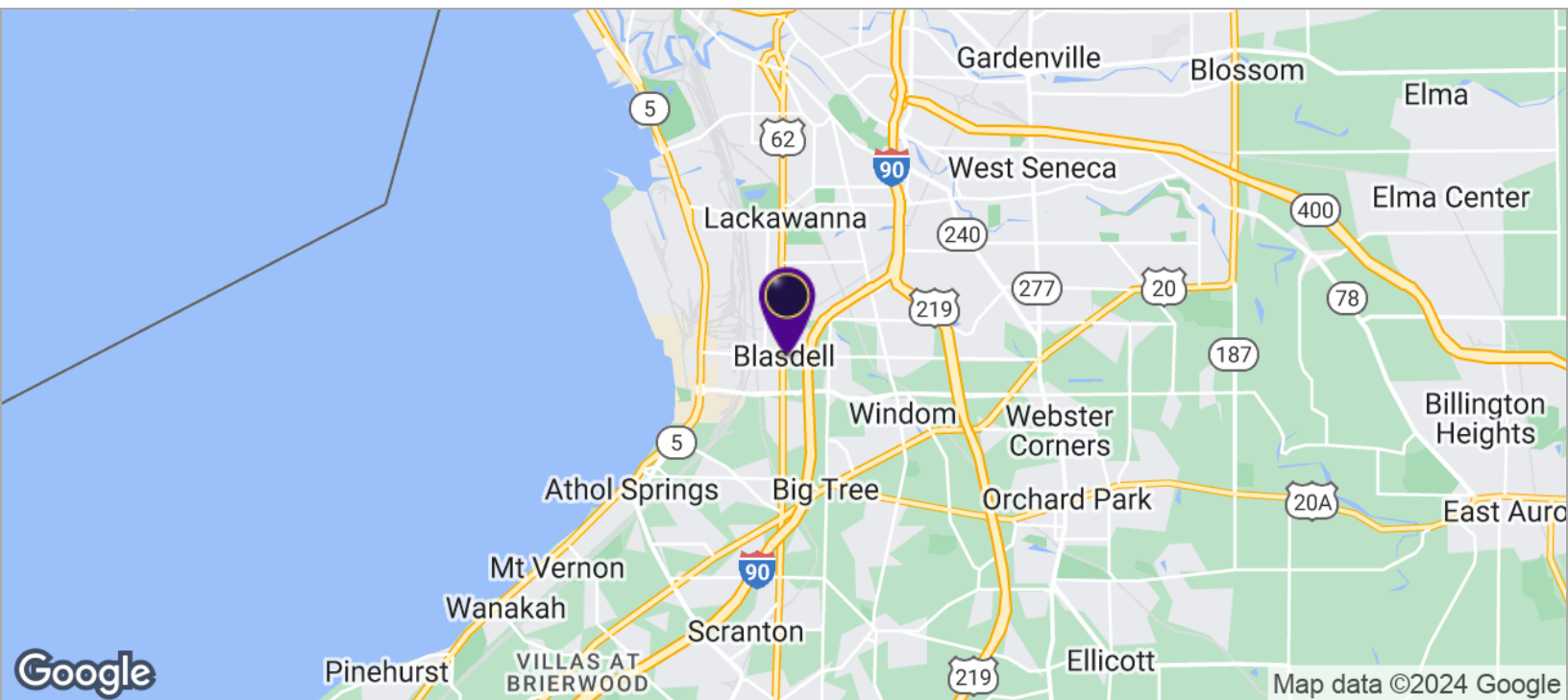
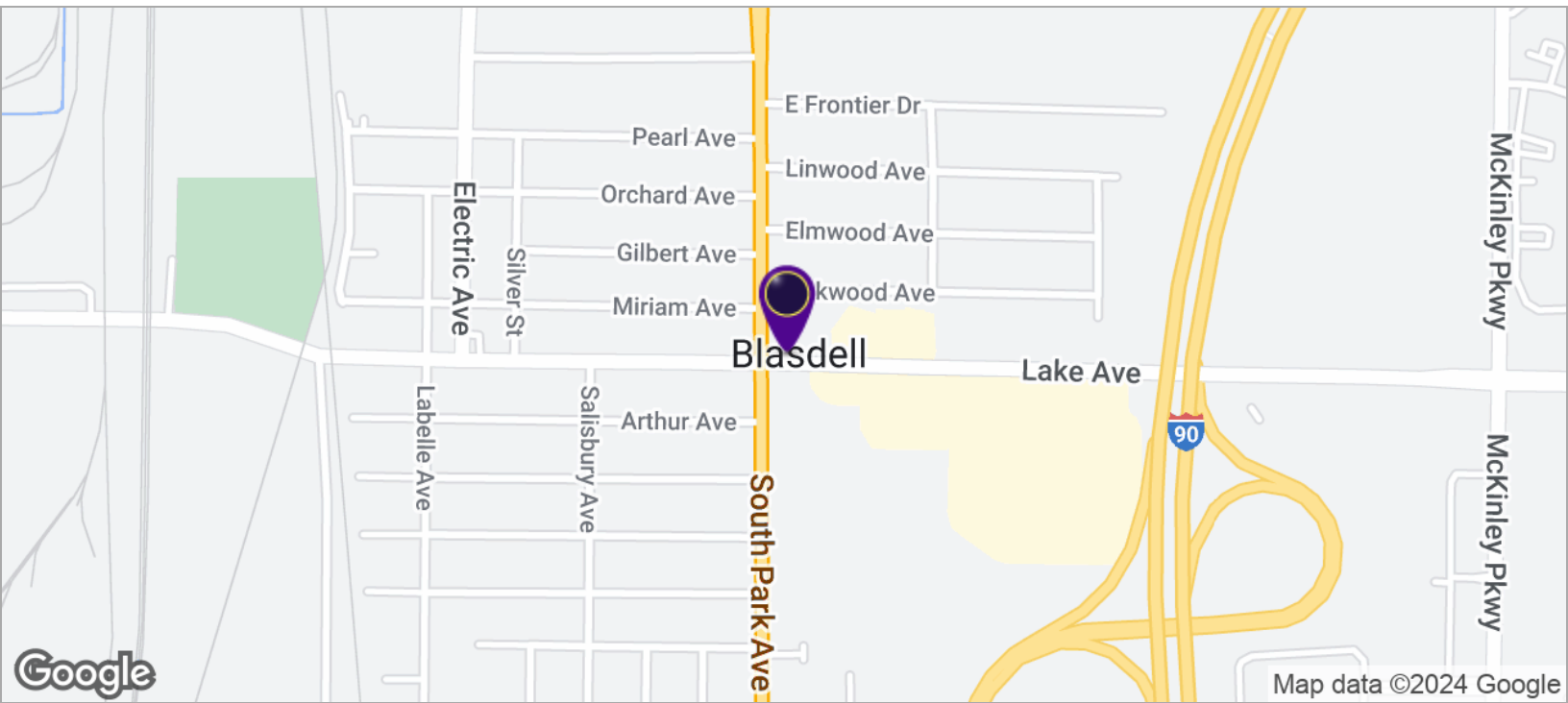
- Traffic Signal Access
- Highly visible
- 20,000 plus traffic count
- Zoned Commercial



RICK RECCKIO
716.998.4422
rick@recckio.com

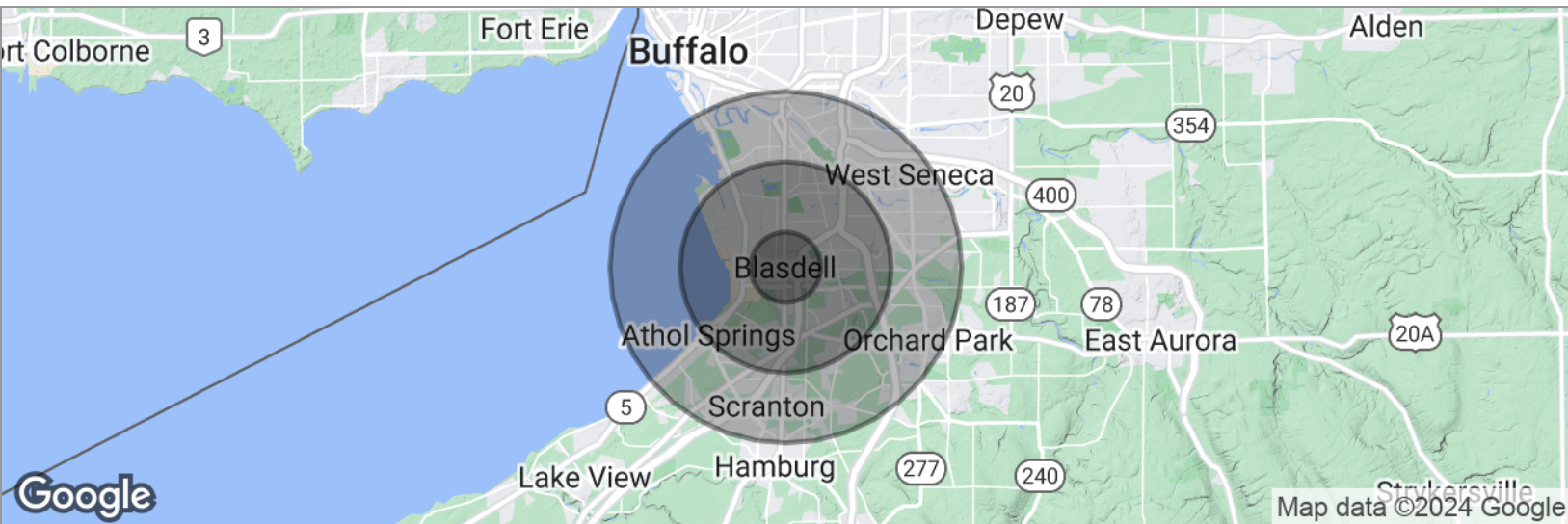
4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

Vacant Land, Northeast Corner of Lake Ave. 3726 South Park Aveune, Blasdell, NY 14219



DEMOGRAPHICS MAP

Vacant Land, Northeast Corner of Lake Ave. 3726 South Park Aveune, Blasdell, NY 14219



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,029	59,295	144,975
Median age	40.1	41.1	40.4
Median age (Male)	39.3	39.5	38.4
Median age (Female)	41.3	42.7	42.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,223	26,091	61,816
# of persons per HH	2.2	2.3	2.3
Average HH income	\$49,678	\$51,474	\$54,364
Average house value	\$132,460	\$119,682	\$123,139

* Demographic data derived from 2020 ACS - US Census



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