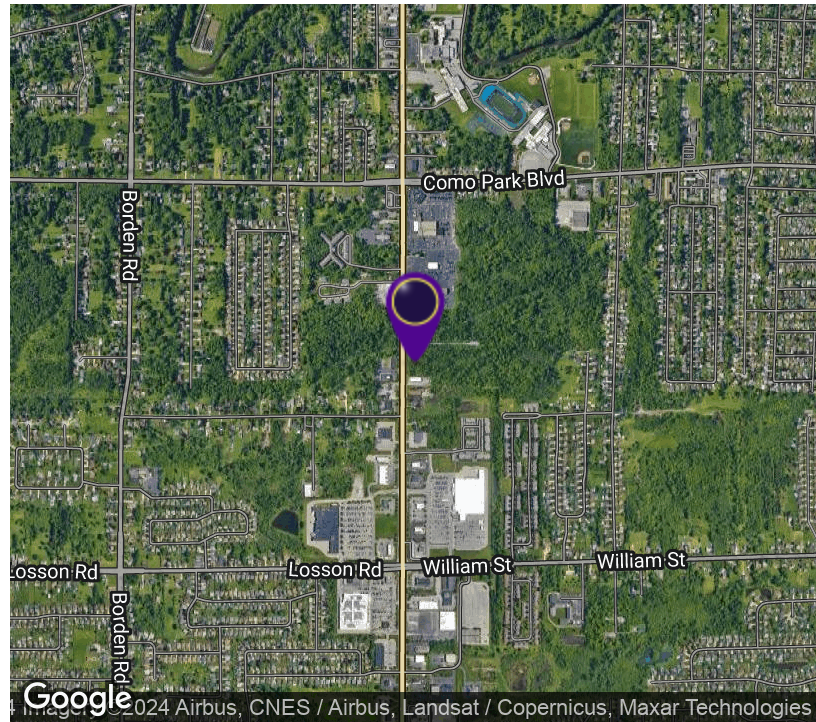


# Redevelopment Opportunity

5047 Transit Road, Lancaster, NY 14086



## OFFERING SUMMARY

Sale Price: \$599,000

Available SF:

Lot Size: 1.4 Acres

Zoning: Commercial and Multi  
Family (3 or more  
units only)

Price / SF: \$9.82

## PROPERTY OVERVIEW

Adjacent out parcel a few hundred feet north of the Walmart Super Center. 1.4 +/- acres, lot size 210' x 238'. 45' x 268' paper streets could be acquired for a minimum price. Zoned commercial and multi-family (3 or more buildings/units). Also available to the north are one or two additional properties of 5057 Transit Road consisting of approximately 1.2 +/- acres & 2.43 +/- acres can be purchased for an additional amount. The Three lots combined total approximately 5 +/- acres of land. The combined frontage for all three parcels are approximately 638' +/- of frontage on Transit Road and would be suitable for a plaza, automobile dealership, and several other potential developments

## LOCATION OVERVIEW

Located on the East side of Transit Road between Losson Road and Como Park Boulevard. Approximately 400' north of Walmart Super Center, several national restaurants, banks, Tops Super Market, Wegmans, Rite Aid, Aldi Foods, Kohls, Target, Dennys, Taco Bell, Wendys, McDonalds, Applebees and more.

## PROPERTY HIGHLIGHTS

- Excellent Development Site / Great Location
- One of a few remaining buildable vacant land sites in this market
- Expandable Up To a Total of 5 +/- Acres of Vacant Land
- All Utilities Are At The Road

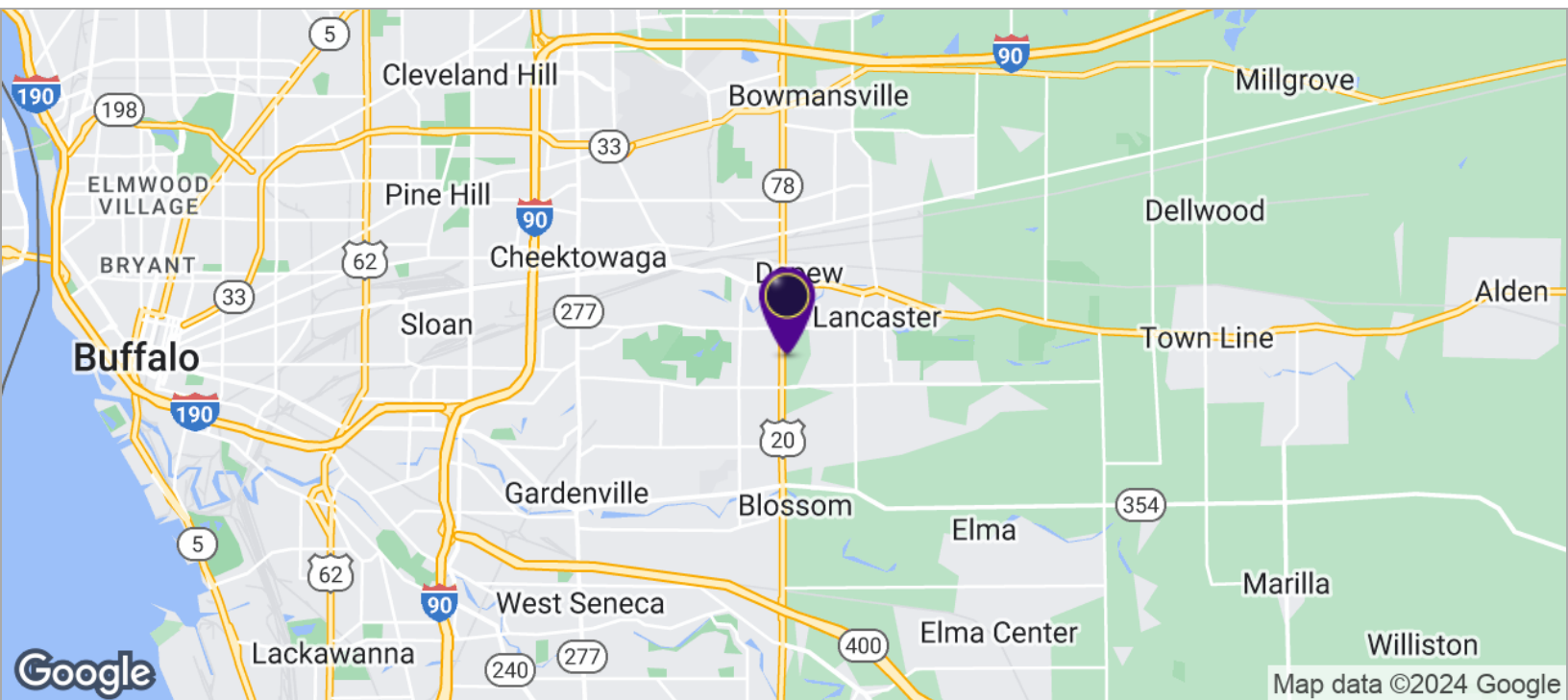
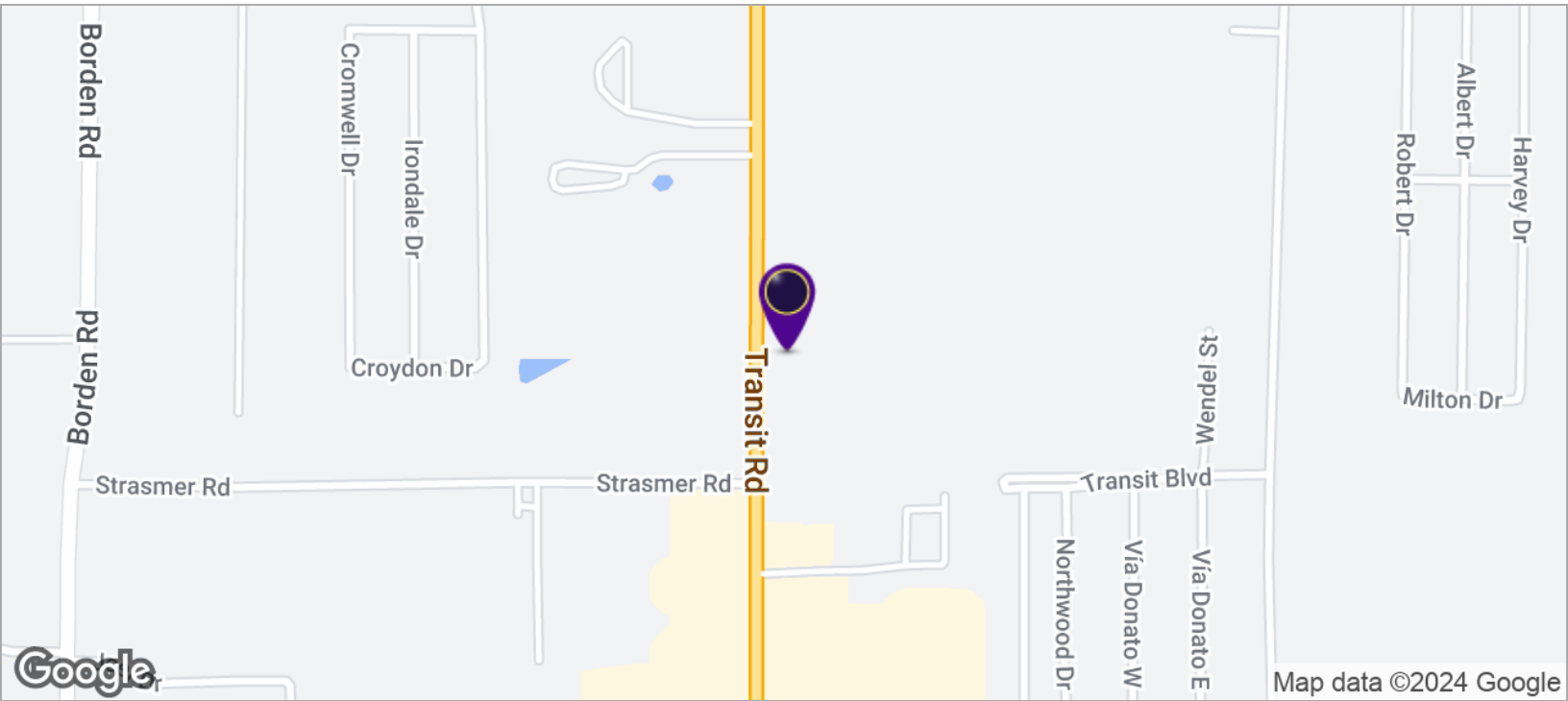


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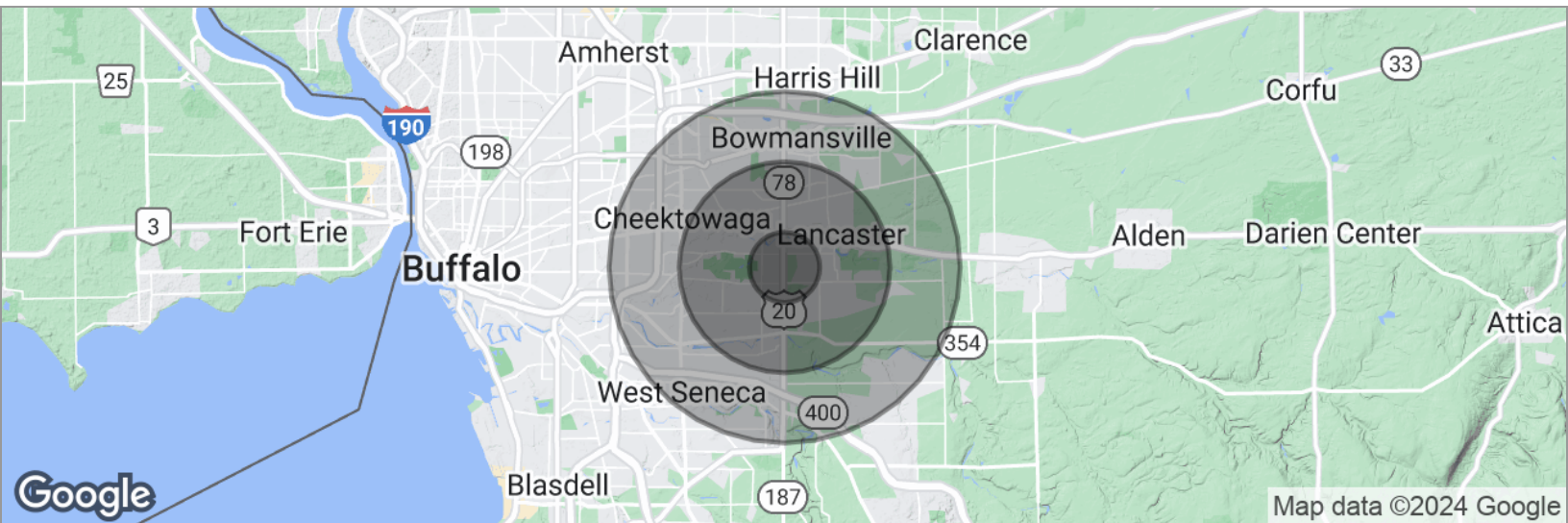


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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,140	72,182	135,671
Median age	41.3	42.3	43.4
Median age (Male)	39.3	39.8	41.1
Median age (Female)	43.8	44.9	45.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,321	29,719	56,134
# of persons per HH	2.5	2.4	2.4
Average HH income	\$66,800	\$62,973	\$63,588
Average house value	\$169,946	\$129,254	\$132,994

\* Demographic data derived from 2020 ACS - US Census



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