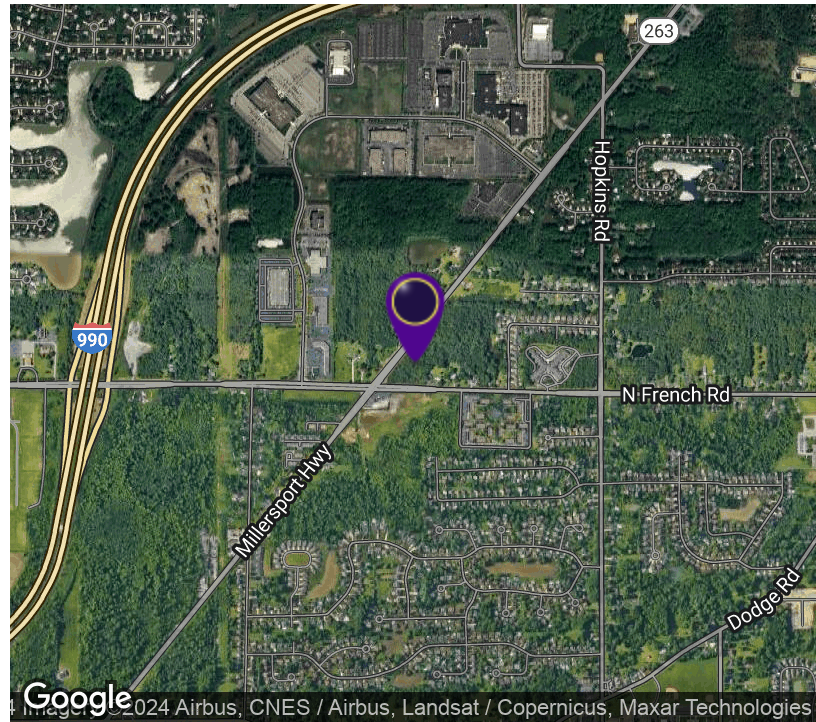


Vacant Land

2100 North French Road, Buffalo, NY 14228



OFFERING SUMMARY

Sale Price: \$550,000

Available SF:

Lot Size: 5.84 Acres

Price / SF: \$2.16

PROPERTY OVERVIEW

5.84 acres of vacant land available for sale at N. French Road and Millersport Highway in Amherst, NY. Zoned Commercial and perfect opportunity for redevelopment.

LOCATION OVERVIEW

Located at the corner of N. French and Millersport Highway in Amherst, NY.

PROPERTY HIGHLIGHTS

- 5.84 AC Available
- Zoned Commercial
- Great Development Opportunity
- Excellent Location
- Highly Visible
- Strong Demographics

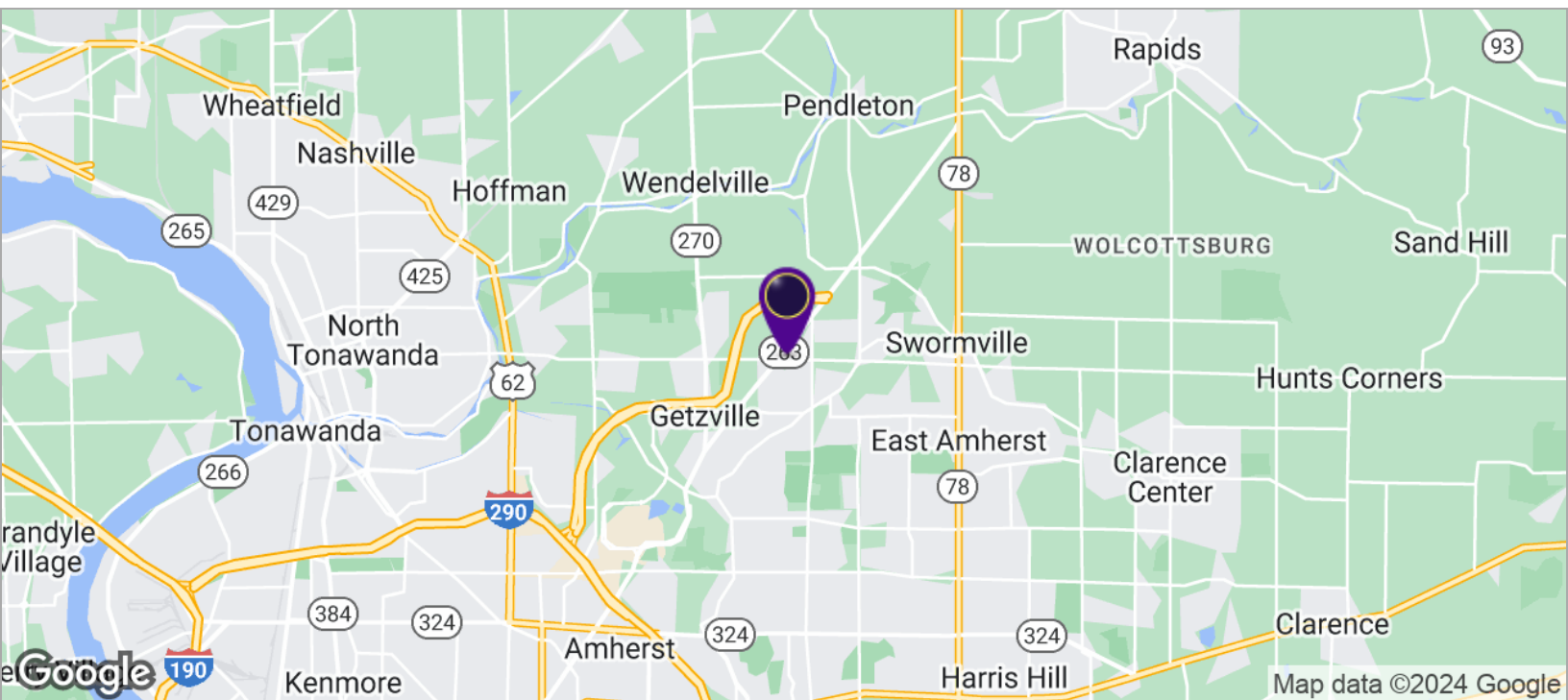
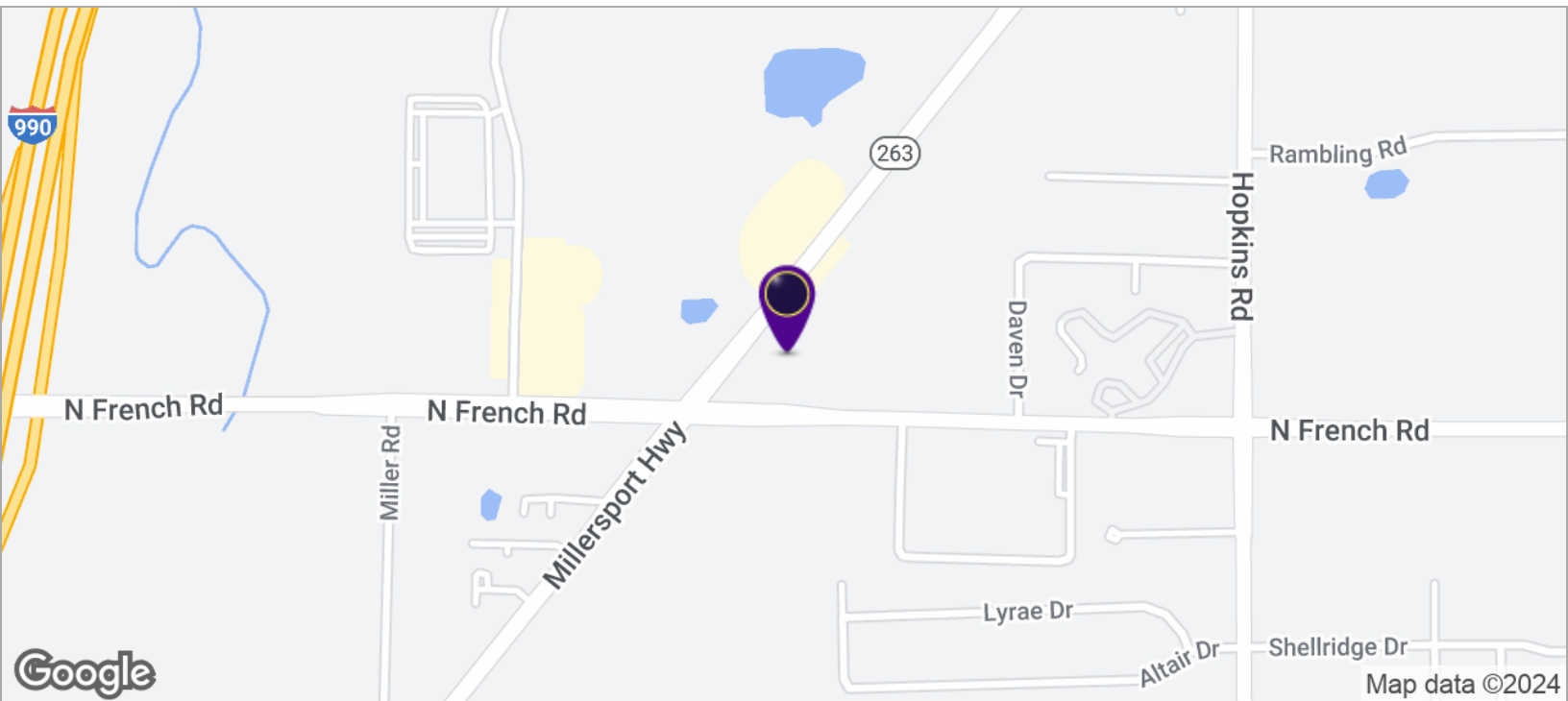


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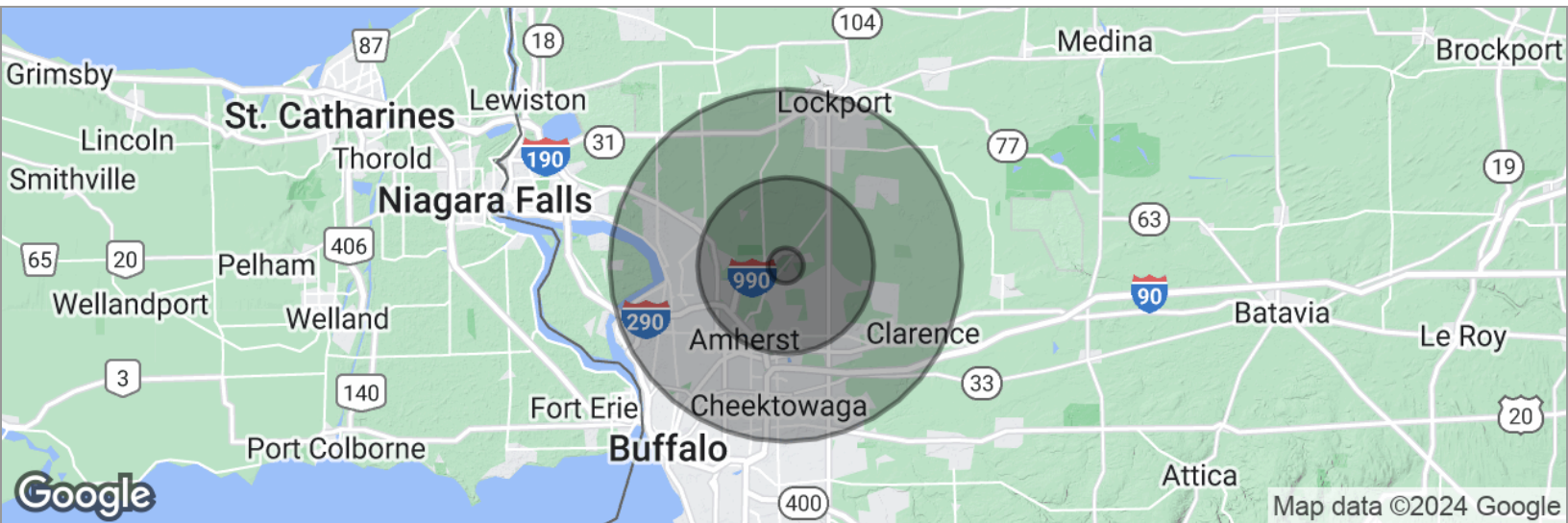


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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	4,058	117,036	570,844
Median age	38.0	41.2	39.9
Median age (Male)	37.4	39.0	37.6
Median age (Female)	38.4	43.3	41.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,485	44,203	234,490
# of persons per HH	2.7	2.6	2.4
Average HH income	\$109,425	\$92,834	\$66,240
Average house value	\$236,145	\$211,890	\$151,867

ETHNICITY (%)

	1 MILE	5 MILES	10 MILES
Hispanic	0.9%	2.5%	2.3%

RACE (%)

	1 MILE	5 MILES	10 MILES
White	81.4%	84.8%	79.9%
Black	6.9%	4.4%	14.0%
Asian	6.8%	8.3%	3.8%
Hawaiian	0.4%	0.0%	0.0%
American Indian	0.4%	0.2%	0.2%
Other	0.8%	0.8%	0.7%

* Demographic data derived from 2020 ACS - US Census



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