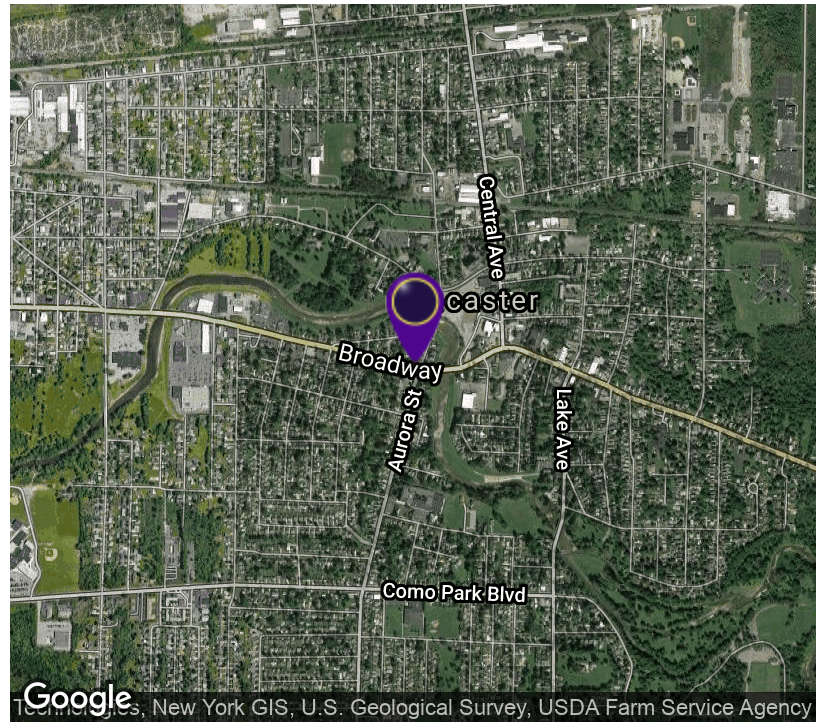


# Redevelopment Opportunity

5346 Broadway Street, Lancaster, NY 14086



## OFFERING SUMMARY

Sale Price: \$239,900

Lot Size: 2+/- Acres

Building Size: 1,586 SF

## PROPERTY OVERVIEW

Can be used as-is or for a Redevelopment opportunity or continued use on a very busy corner known as Wally's Service Station on a prime corner location. Great Location for Convenience Store, Bank, Fast Food, Retail, drug store or Office. Parking lot in rear and some other parcels may be negotiated as part of a package deal and would expand the lot to 2+/- acres for an additional amount.

## LOCATION OVERVIEW

Site offers Excellent Visibility and Accessibility. Central to Downtown Buffalo and all surrounding Western New York Suburbs. Located at the intersection of Aurora Street and Broadway in the Historic Village of Lancaster. Population in the 3 mile radius is 52,948 with an average income of \$60,450. Northwest corner of Broadway and Aurora Street.

## PROPERTY HIGHLIGHTS

- Excellent Visibility
- Signalized Intersection
- High Traffic Count

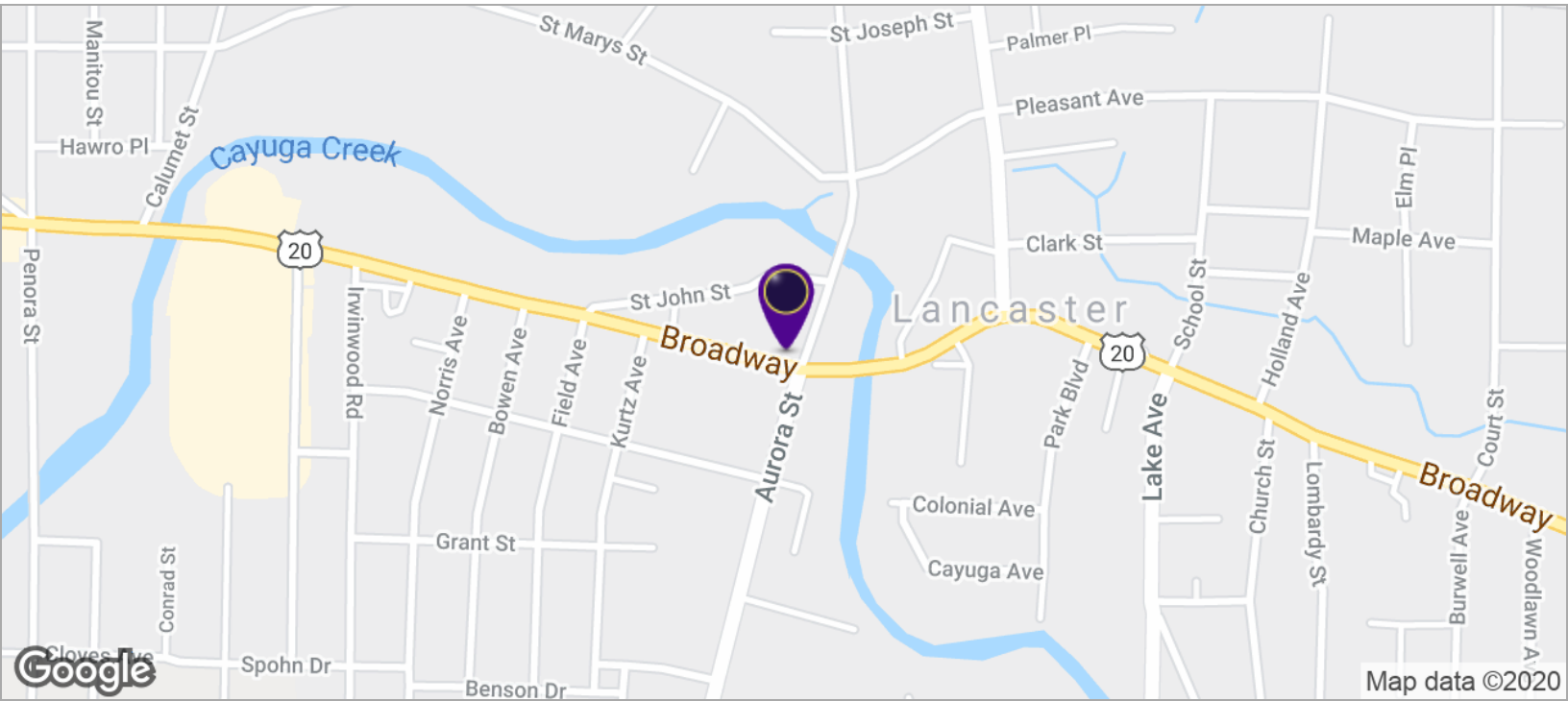


RICK RECCKIO  
716.998.4422  
rick@recckio.com

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

# Redevelopment Opportunity

5346 Broadway Street, Lancaster, NY 14086



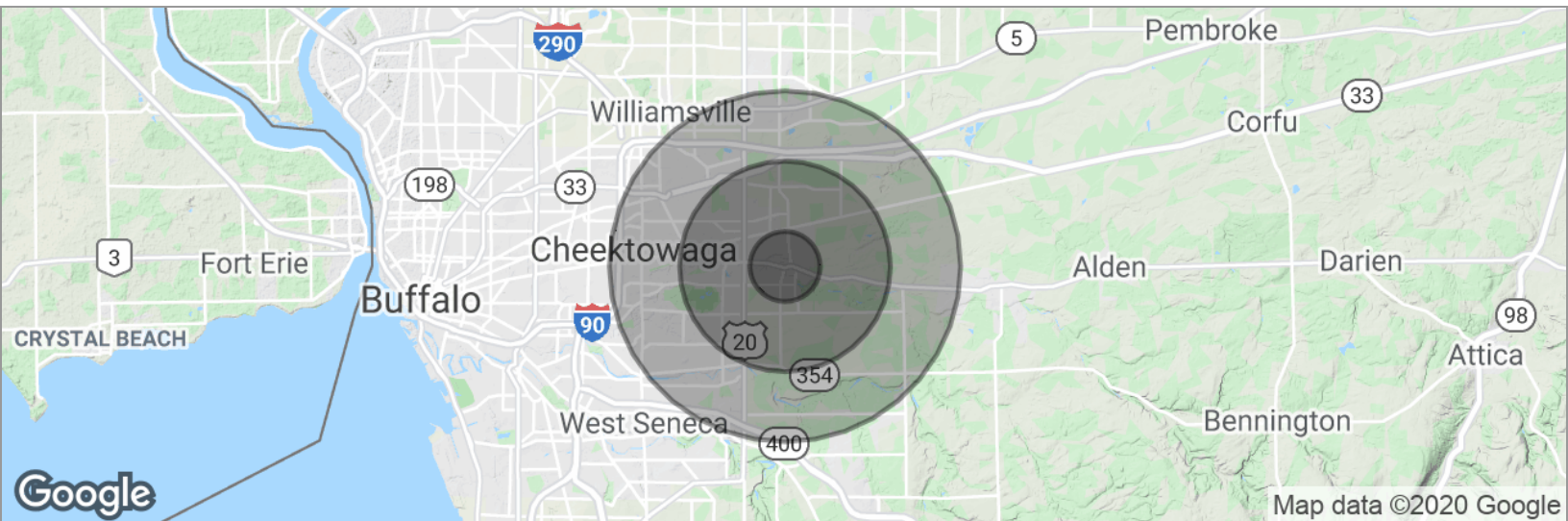
RICK RECCKIO  
716.998.4422  
rick@recckio.com

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



# Redevelopment Opportunity

5346 Broadway Street, Lancaster, NY 14086



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,777	57,075	112,673
Median age	39.5	41.0	42.9
Median age (Male)	32.2	38.5	40.5
Median age (Female)	44.8	43.5	45.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,884	22,926	45,898
# of persons per HH	2.4	2.5	2.5
Average HH income	\$58,579	\$65,287	\$66,230
Average house value	\$106,998	\$138,944	\$134,550
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	0.6%	1.1%	1.2%
RACE (%)	1 MILE	3 MILES	5 MILES
White	98.8%	97.1%	96.3%
Black	0.2%	0.8%	1.5%
Asian	0.1%	0.2%	0.6%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.1%	0.1%
Other	0.2%	0.4%	0.3%

\* Demographic data derived from 2010 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