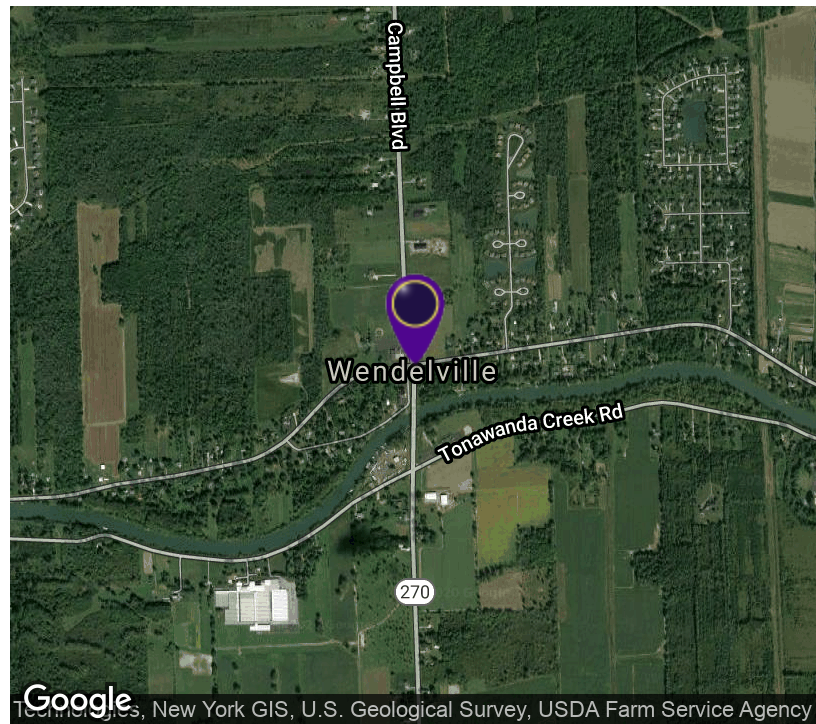


# Campbell Boulevard & Tonawanda Creek Road Pendleton, NY 14120



## OFFERING SUMMARY

Sale Price: \$399,900

Lot Size: 7.7 Acres

Price / SF: \$1.19

## PROPERTY OVERVIEW

Great development opportunity! Zoned commercial and multi-family (3 or more units) only which is difficult to find located in or around the Pendleton area. 7.7 acres vacant land on the North East corner of Campbell Blvd. & Tonawanda Creek Road. North 300 feet on Campbell Blvd. 715 feet of depth 300 ft frontage on Tonawanda Creek Road North. Both roads have extremely high traffic counts. Sanitary sewer and full utilities are available on this parcel which is another unique and beneficial details specific to this property.

## LOCATION OVERVIEW

Corner location on Campbell Blvd near Pendleton, NY.

## PROPERTY HIGHLIGHTS

- Great Exposure on Both Roads
- Huge Development Opportunity
- High Traffic Counts
- Prime Spot



**RICK RECCKIO**  
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ADDITIONAL PHOTOS

Campbell Boulevard & Tonawanda Creek Road  
Pendleton, NY 14120



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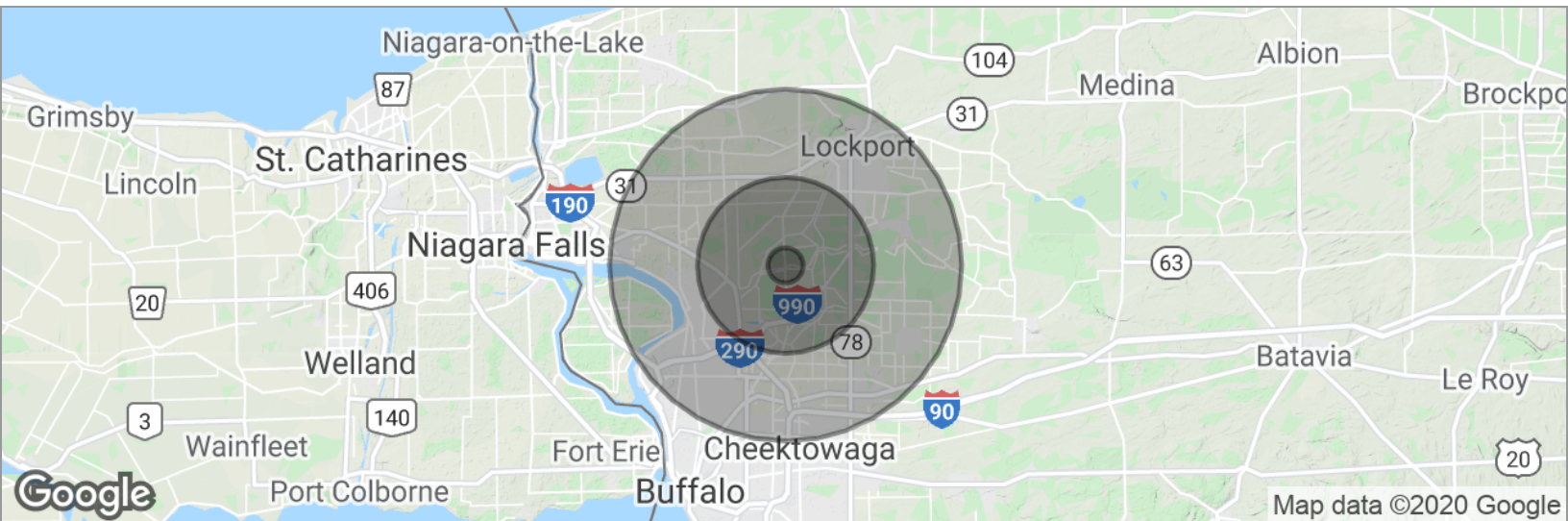
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# Campbell Boulevard & Tonawanda Creek Road Pendleton, NY 14120



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,104	65,766	473,509
Median age	40.9	39.4	40.4
Median age (Male)	38.4	36.9	38.4
Median age (Female)	42.6	42.0	42.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	411	24,064	193,330
# of persons per HH	2.7	2.7	2.4
Average HH income	\$87,729	\$83,770	\$69,362
Average house value	\$193,262	\$201,307	\$159,816

\* Demographic data derived from 2010 US Census



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