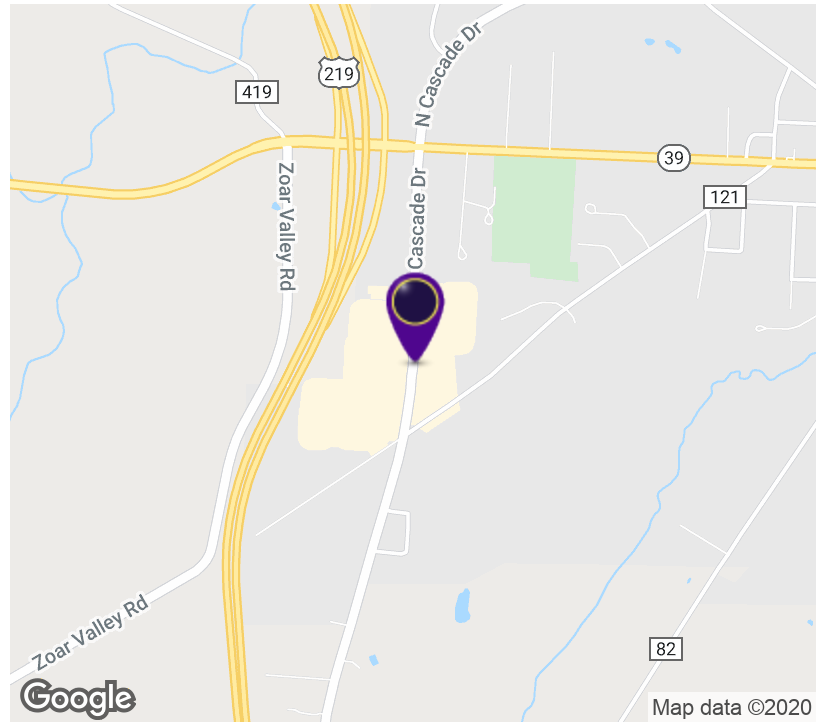


330 S Cascade Drive

Springville, NY 14141



OFFERING SUMMARY

Sale Price:	\$200,000
Available SF:	2.4 Acres
Lease Rate:	Call For More Details
Lot Size:	1.1 Acres 1.3 Acres
Price / SF:	\$1.91

PROPERTY OVERVIEW

Two out parcels are available for development. A - 1.1 AC +/- 210' road frontage. B- 1.3 AC +/- 204' road frontage. Located in front of Lowes High traffic location Regional Shopping area. Ground Lease will be considered also.

LOCATION OVERVIEW

Two out-parcel development sites located in front of Lowe's home improvement store. Near Walmart supercenter, Tops, Aldi, Tractor Supply and auto dealerships.

PROPERTY HIGHLIGHTS

- Excellent Exposure
- Ground Lease Will Be Considered
- High Traffic Location
- Two Parcel Development Opportunity



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

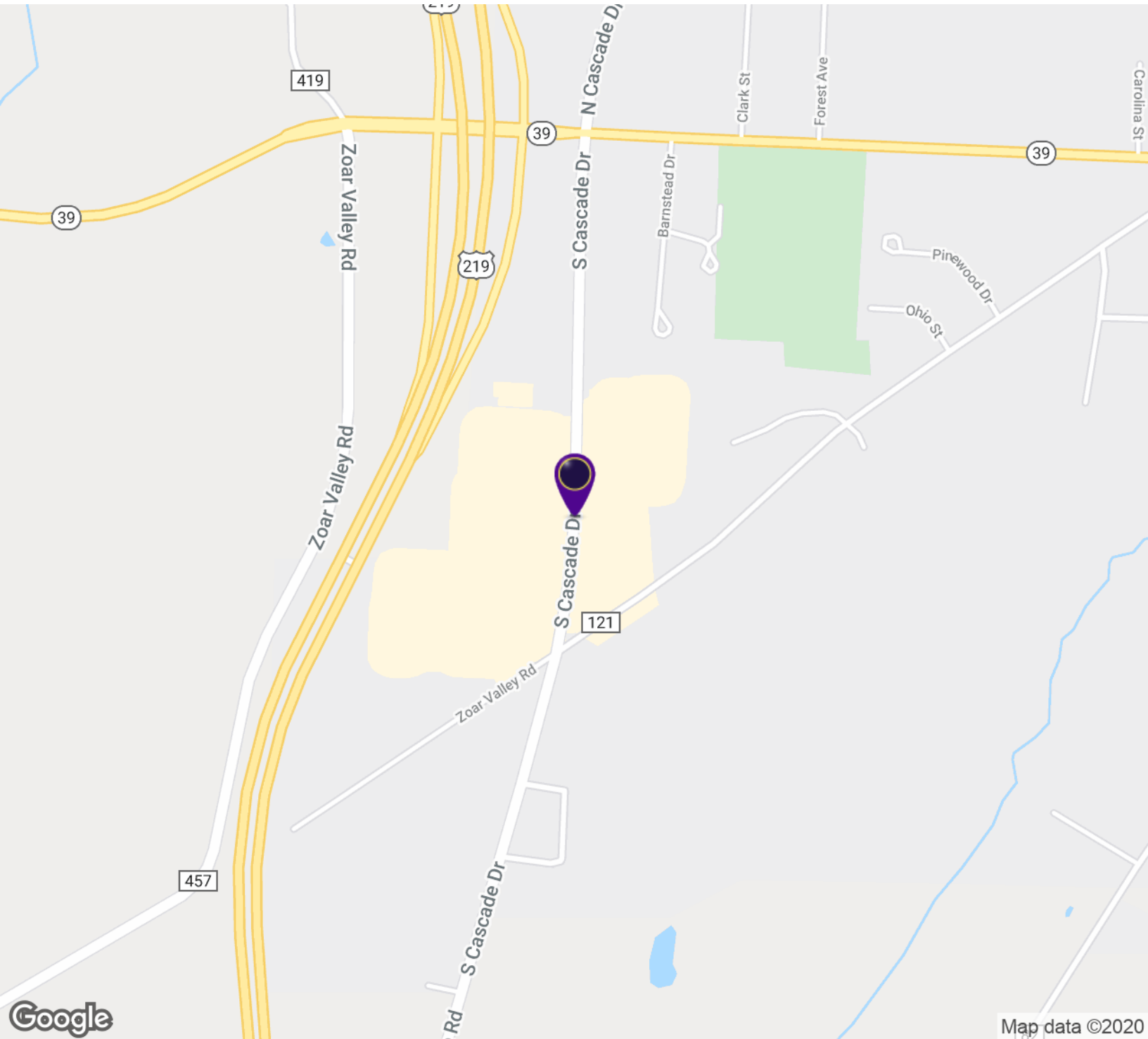
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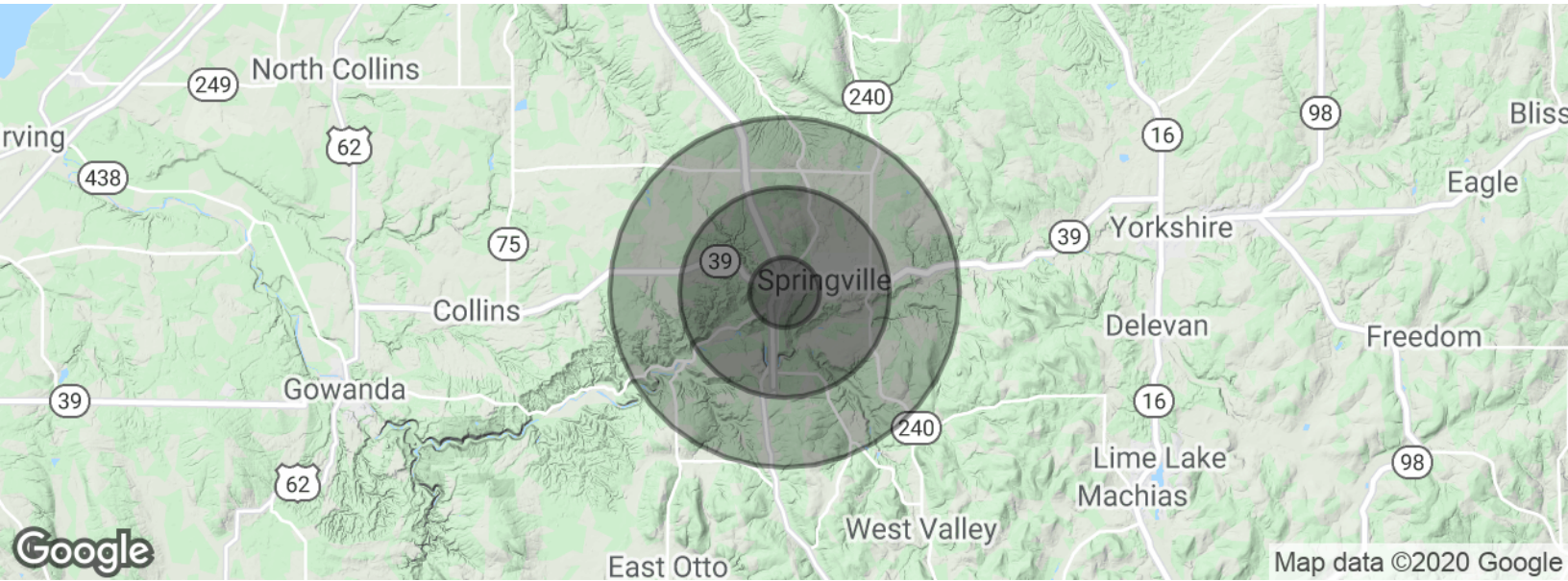


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	1,970	6,602	9,442
Median age	41.8	42.0	42.2
Median age (Male)	32.3	33.9	36.1
Median age (Female)	48.2	47.4	46.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	844	2,800	3,944
# of persons per HH	2.3	2.4	2.4
Average HH income	\$51,575	\$52,659	\$54,194
Average house value	\$134,667	\$133,458	\$131,032

* Demographic data derived from 2010 US Census



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