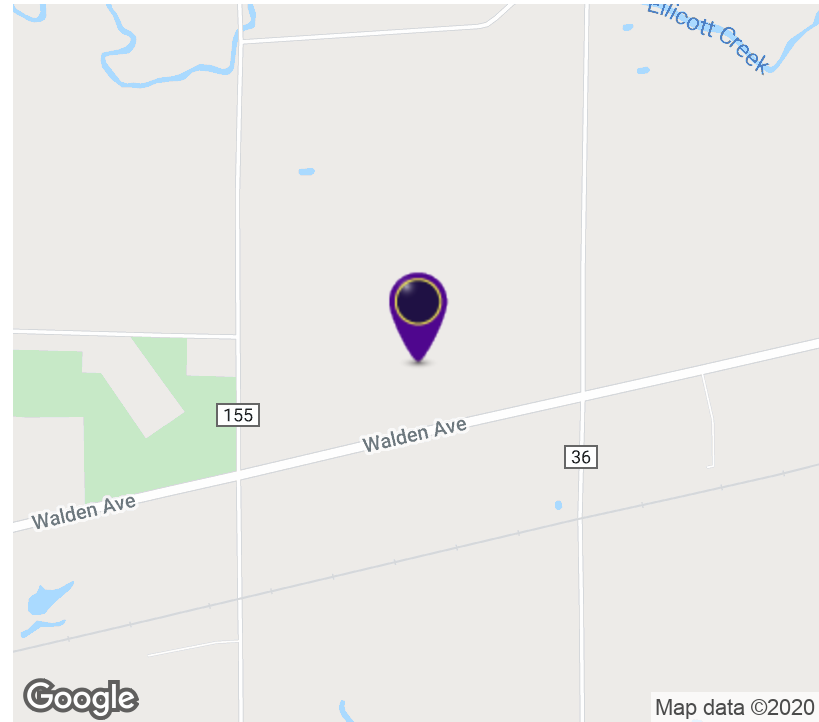
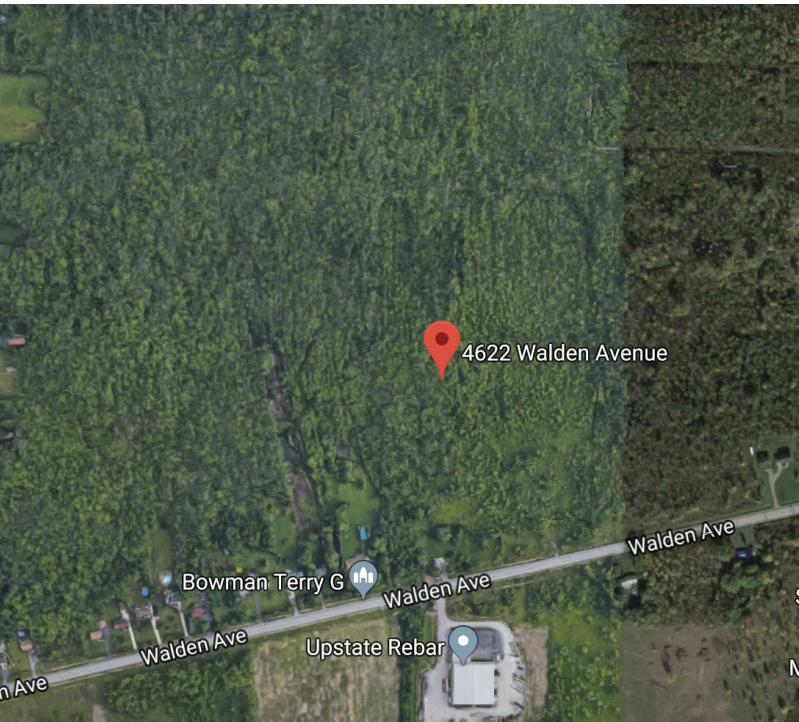


4622 Walden Avenue

Lancaster, NY 14086



OFFERING SUMMARY

Sale Price:	\$499,900
Available SF:	16.5 Acres
Lease Rate:	Negotiable
Lot Size:	16.5 Acres
Price / SF:	\$0.70

PROPERTY OVERVIEW

Single family house completely renovated recently currently rented on a month to month rental. Clarence school district. 300' of depth. Zoned commercial. Balance zoned agricultural. Residential or commercial redevelopment site available for sale or lease. 16.5 acres. Built-to-suit ready. Located on Walden Avenue between Townline Road and Ransom Road. less than 15 minutes from the Buffalo Niagara International Airport. Situated within the Walden Avenue Industrial Corridor. All utilities to site. Proximate to retail, restaurants, and services. Ideal for residential development or commercial development.

LOCATION OVERVIEW

479' Frontage on the highly trafficked Walden Avenue. Located near the corner of Walden Avenue and Ransom Road. 16.5 acres. Close proximity to a plethora of retail, restaurants, and services.

PROPERTY HIGHLIGHTS

- Residential Development
- Commercial Development
- Situated within the Walden Avenue Industrial Corridor
- 479' Frontage on Walden Avenue
- Close Proximity to Major Attractions, Including BUF Airport

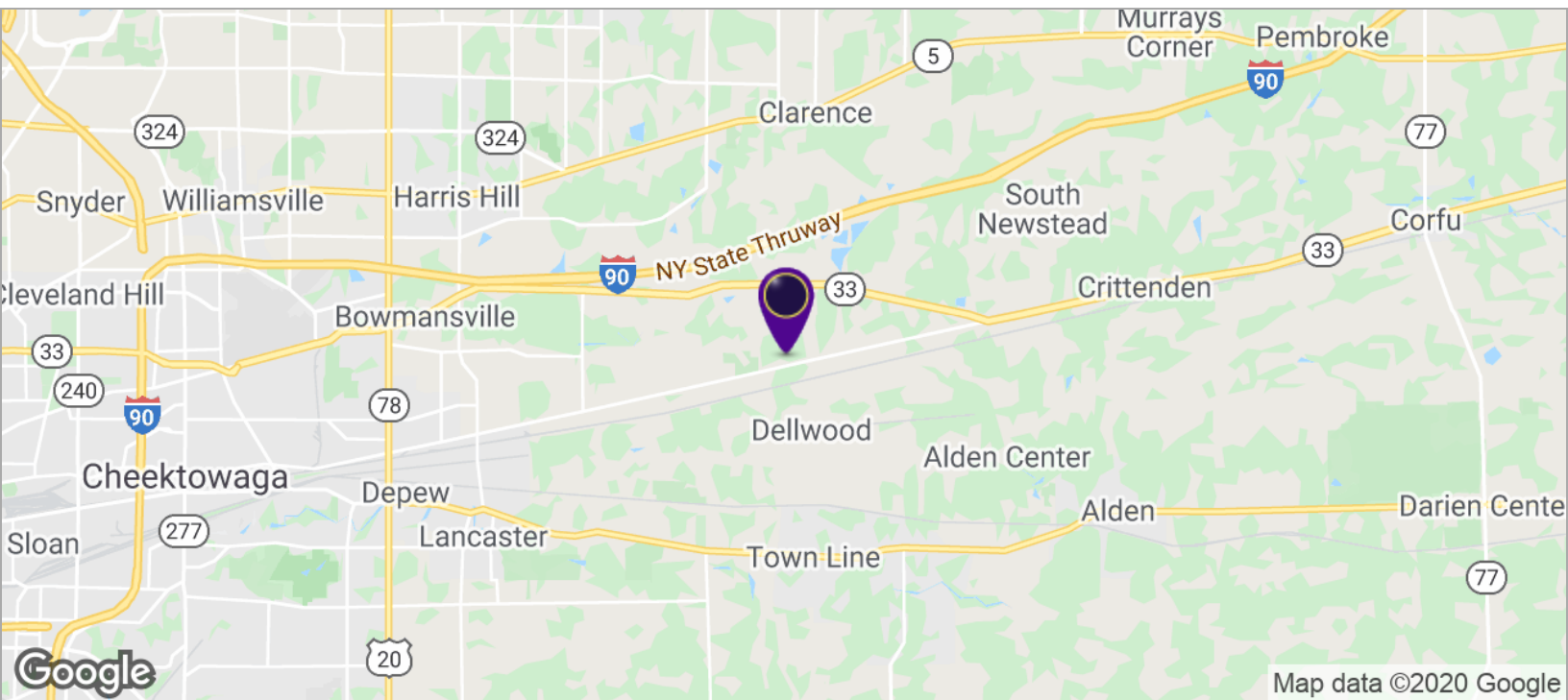
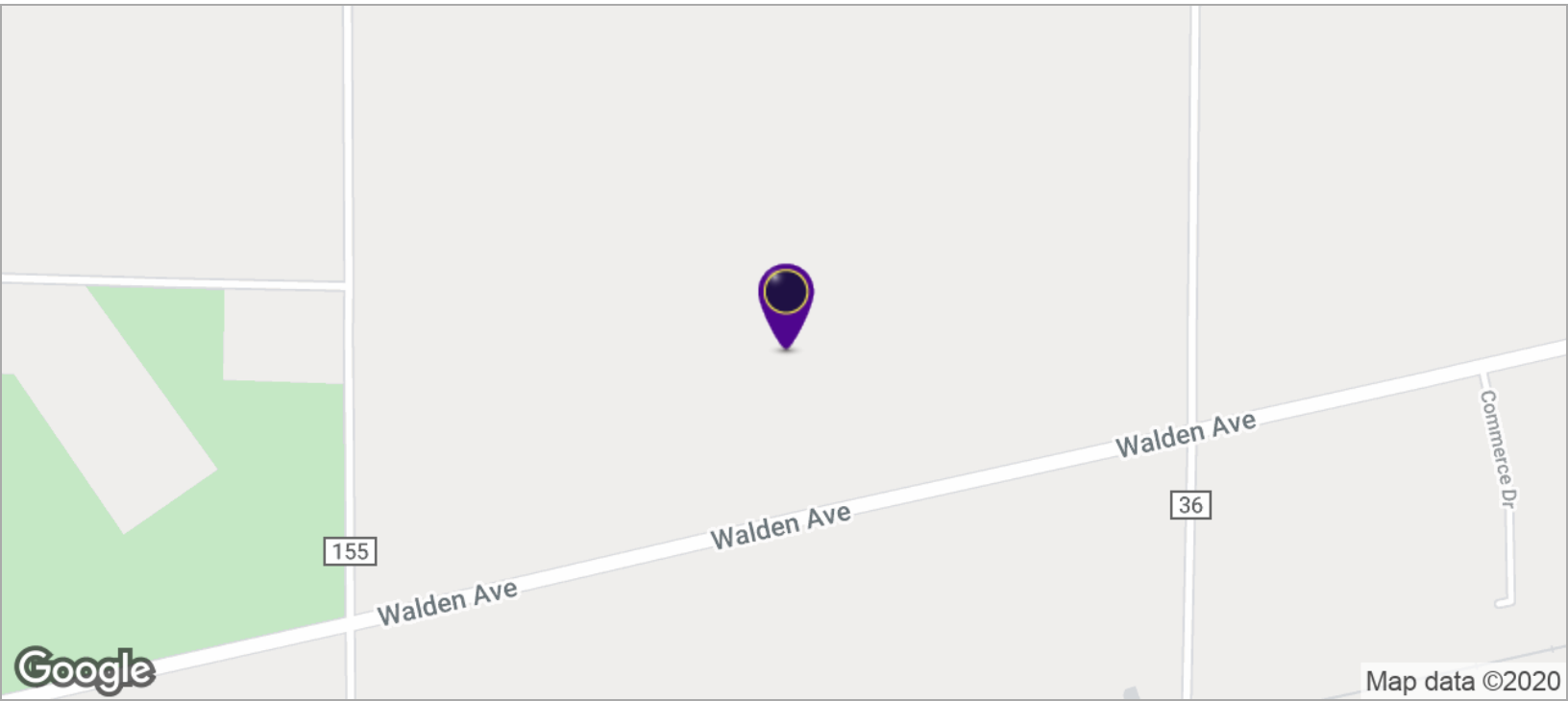


RICK RECCKIO
716.998.4422
rick@recckio.com

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

4622 Walden Avenue

Lancaster, NY 14086

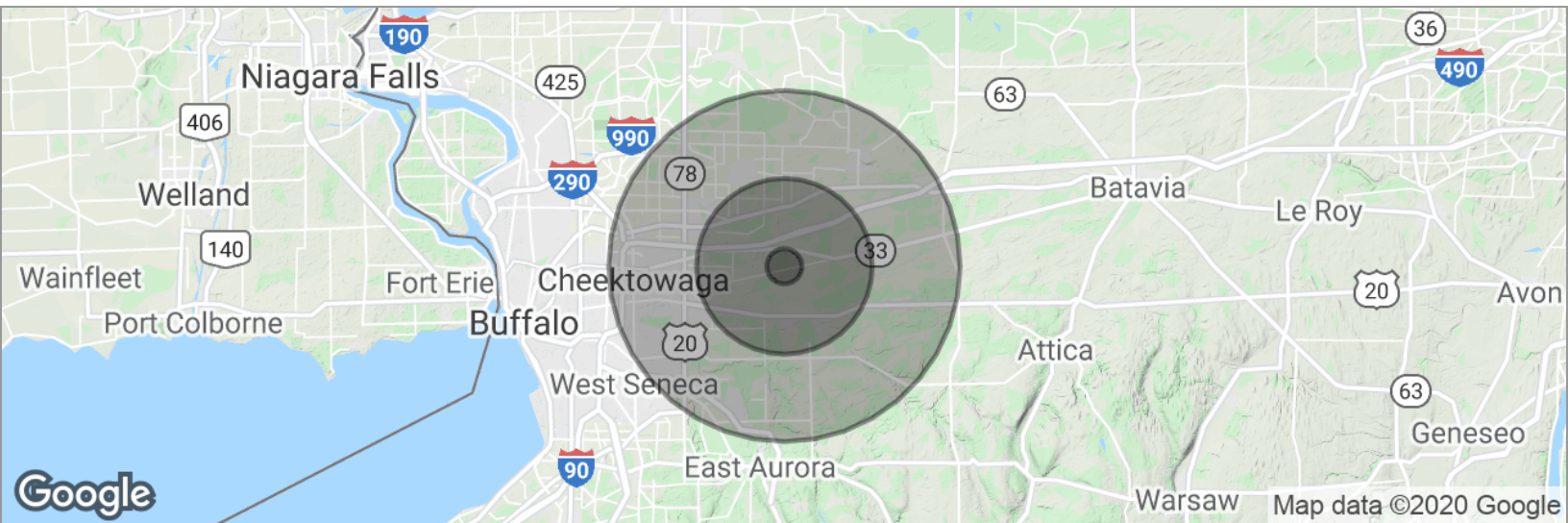


RICK RECCKIO
716.998.4422
rick@recckio.com

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

4622 Walden Avenue

Lancaster, NY 14086



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,070	30,601	181,719
Median age	42.6	44.0	42.8
Median age (Male)	40.0	41.9	41.1
Median age (Female)	46.4	46.6	44.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	374	10,729	70,244
# of persons per HH	2.9	2.9	2.6
Average HH income	\$81,095	\$83,928	\$78,282
Average house value	\$161,157	\$217,261	\$178,896

** 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