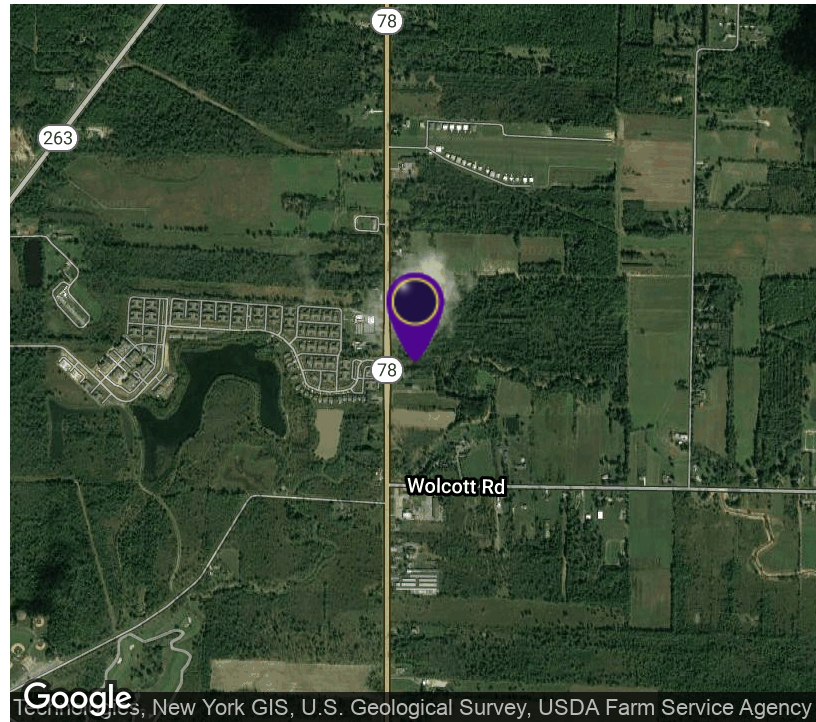


# 1.50 Acres of Vacant Land for Redevelopment

## 7789 Transit Road, Clarence, NY 14031



### OFFERING SUMMARY

Sale Price: \$139,000

Lot Size: 1.5 Acres

Zoning: Commercial

### PROPERTY OVERVIEW

1.50 acres of vacant land with excellent frontage available for sale along busy Transit Road in Clarence, NY.

### LOCATION OVERVIEW

Located on Transit Road in Clarence, NY

### PROPERTY HIGHLIGHTS

- Excellent Development Opportunity
- Lot Dimensions are 113' x 578'
- Call Us For More Details!

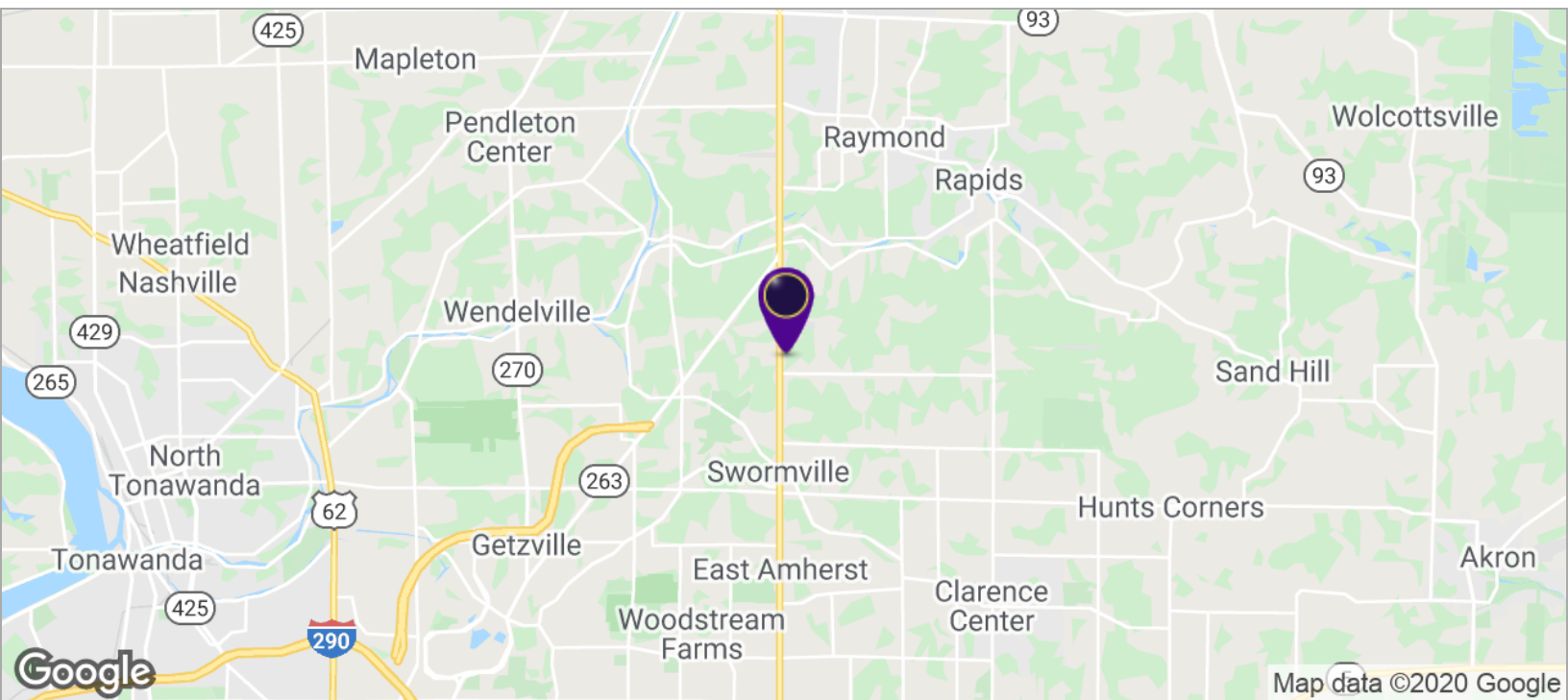
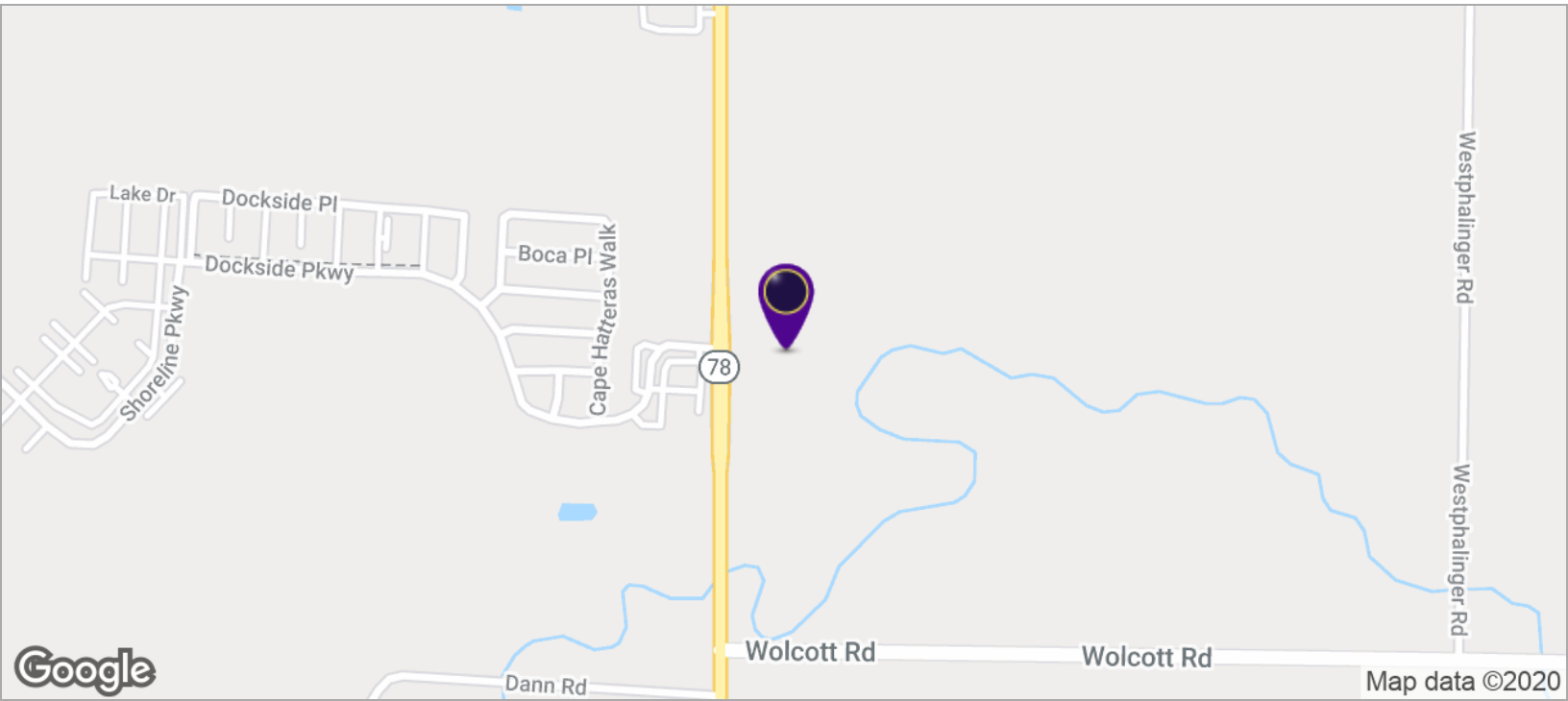


**RICK RECCKIO**  
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4455 TRANSIT ROAD, SUITE 3B  
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(O) 716.631.5555 // (F) 716.632.6666  
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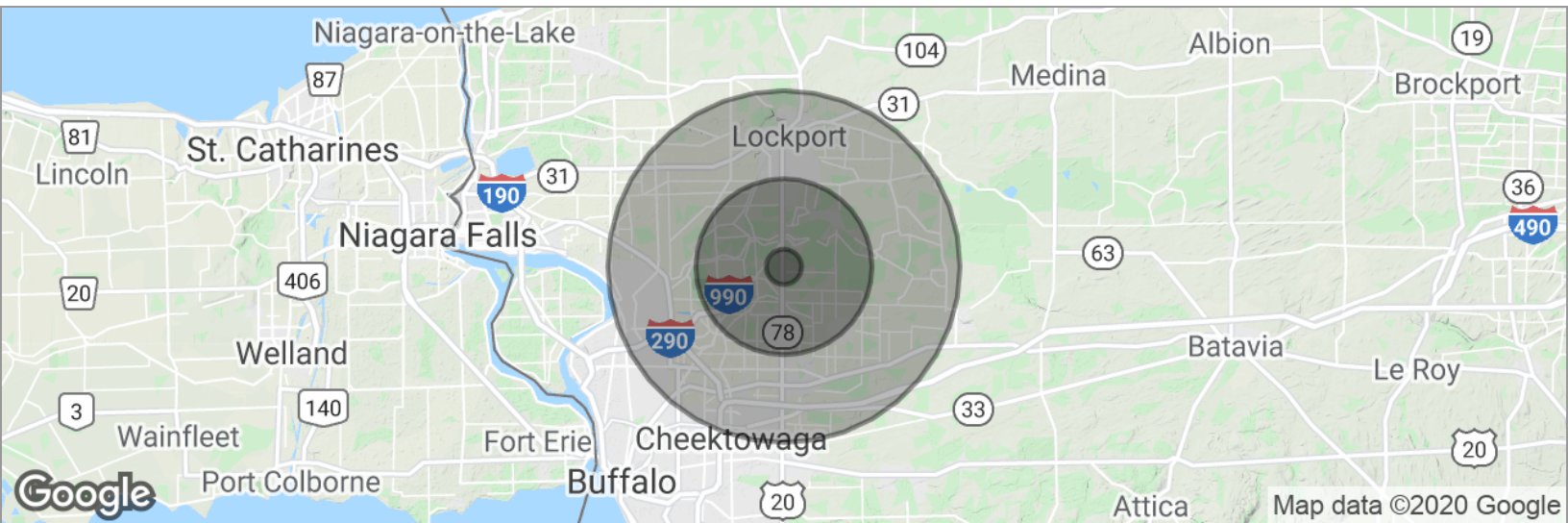


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# 1.50 Acres of Vacant Land for Redevelopment

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,552	63,860	300,917
Median age	40.5	41.5	41.4
Median age (Male)	36.3	40.6	39.9
Median age (Female)	44.3	42.6	42.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	607	23,963	119,094
# of persons per HH	2.6	2.7	2.5
Average HH income	\$94,995	\$105,634	\$78,705
Average house value	\$234,521	\$213,511	\$180,361
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	1.6%	1.8%	2.3%
RACE (%)	1 MILE	5 MILES	10 MILES
White	89.5%	87.0%	89.0%
Black	3.0%	2.7%	3.9%
Asian	2.1%	7.5%	4.8%
Hawaiian	0.0%	0.1%	0.0%
American Indian	0.3%	0.2%	0.2%
Other	0.5%	0.5%	0.6%

\* Demographic data derived from 2010 US Census



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