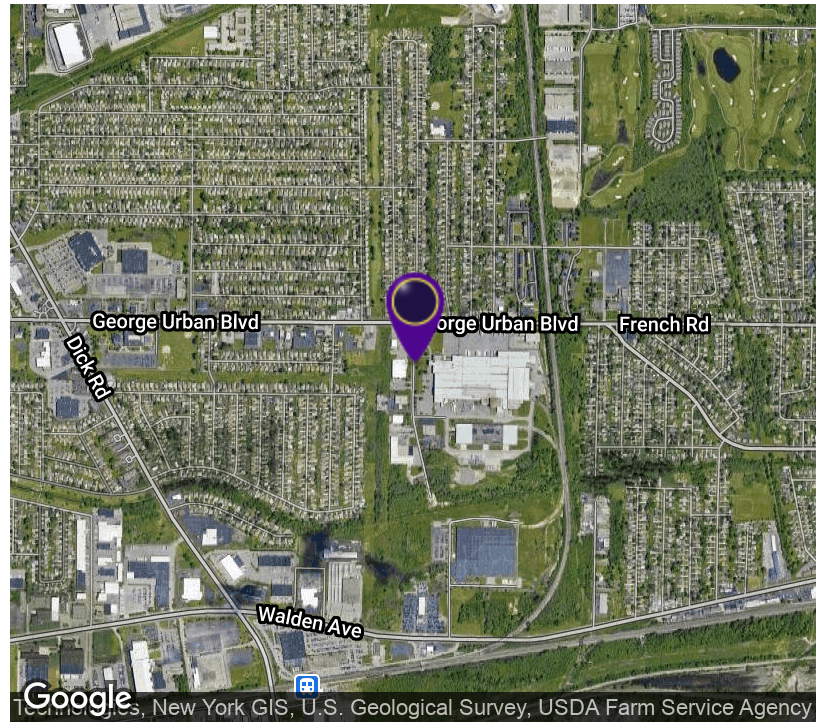
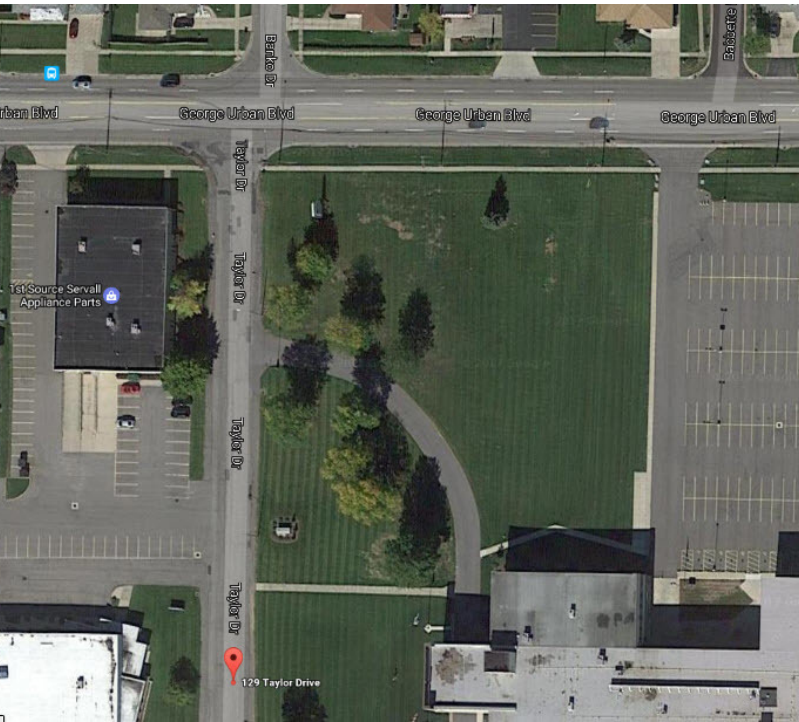


3.72 Acres of Vacant Land

129 Taylor Drive, Depew, NY 14043



OFFERING SUMMARY

Sale Price: Subject To Offer

Lot Size: 3.72 Acres

Price / SF: -

PROPERTY OVERVIEW

Industrial zoned vacant land nearby several other industrial/warehouse sites. Water, Sewer, Gas available at Street. Property has curb cut, Lot size is 420' X 368'.

LOCATION OVERVIEW

Located between Transit Rd. and Union Rd. Close proximity to the NYS Thruway I-90. Shopping center is anchored by Wegmans, Tops and Kohl's. Great visibility and easy access from Niagara Falls Blvd. Site is located in the wealthy suburb of Amherst. Close to the University of Buffalo. Large traffic counts on Niagara Falls Blvd. and Robinson Road.

PROPERTY HIGHLIGHTS

- Flat Topography
- Close to Major Roads
- Utilities at Street
- Available Immediately
- Centrally Located to all of Western New York and Southern Ontario

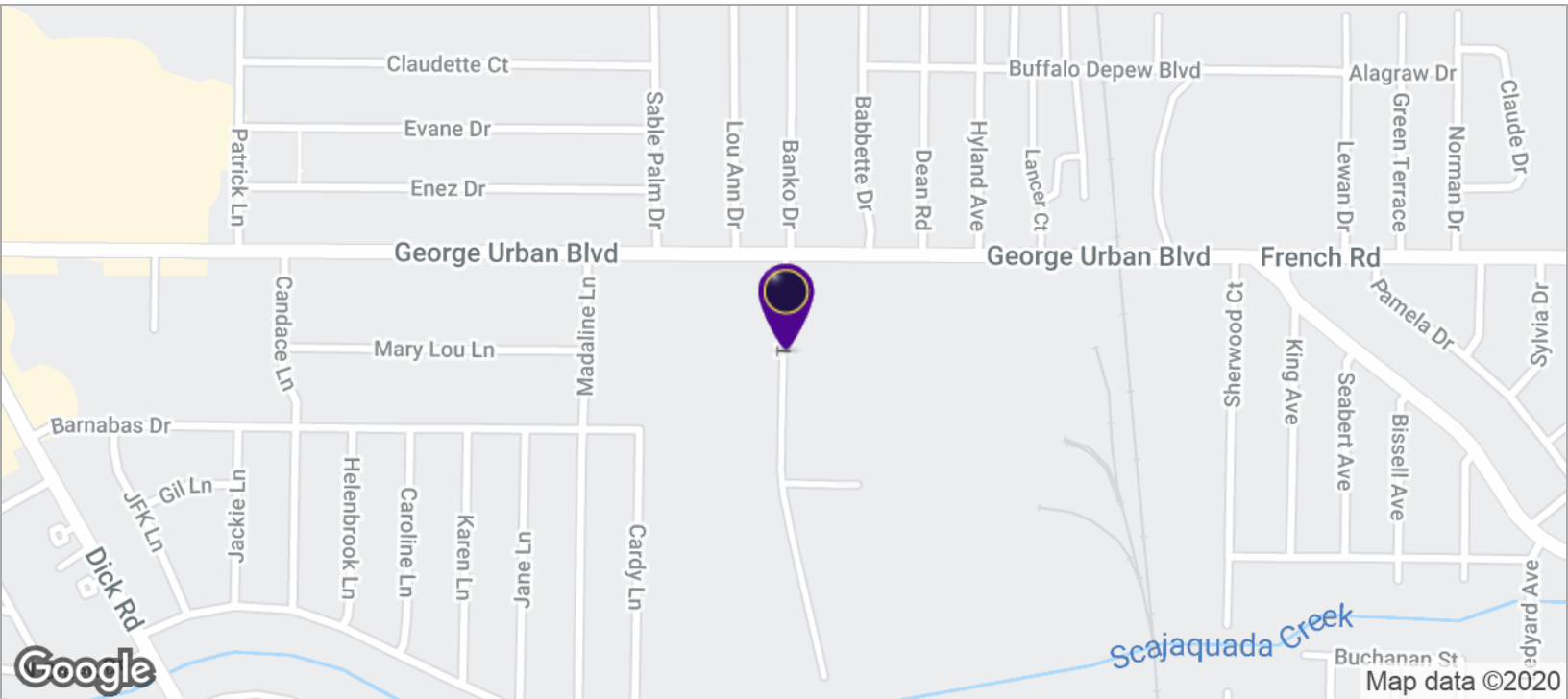


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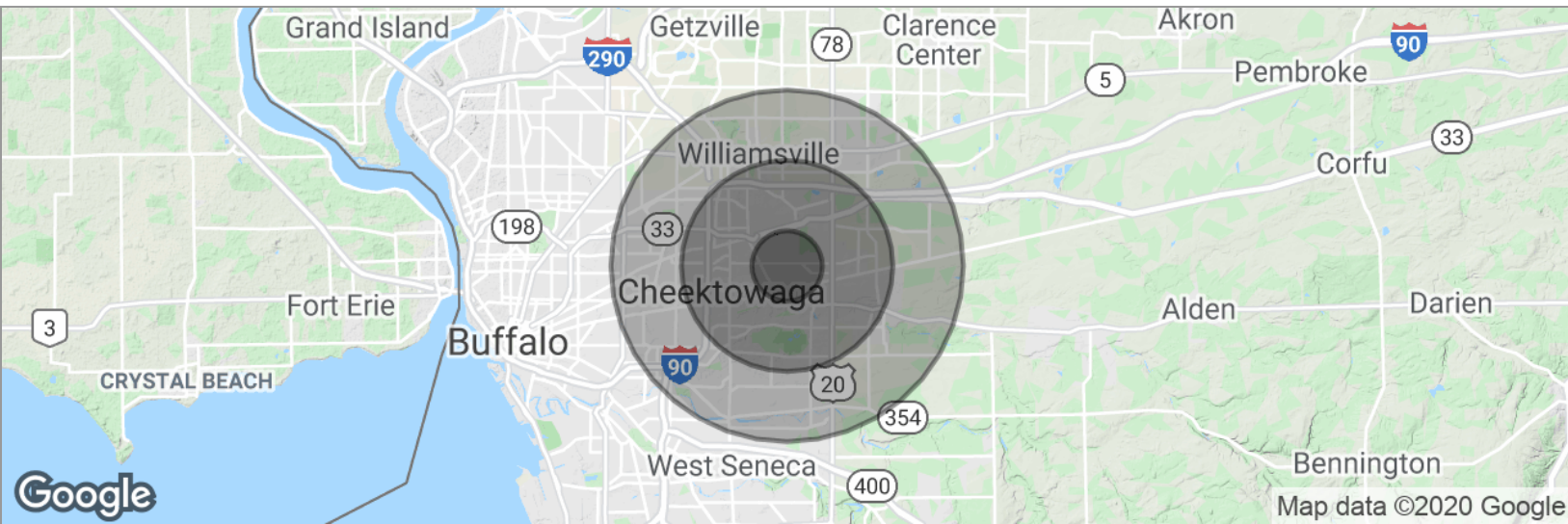


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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,265	64,801	195,338
Median age	46.1	43.3	42.7
Median age (Male)	44.2	41.6	40.5
Median age (Female)	47.7	45.0	44.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,093	27,788	82,592
# of persons per HH	2.3	2.3	2.4
Average HH income	\$54,382	\$59,014	\$63,988
Average house value	\$101,938	\$110,873	\$127,518

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	1.8%	1.6%	1.6%

RACE (%)

	1 MILE	3 MILES	5 MILES
White	98.3%	95.3%	92.1%
Black	0.5%	2.3%	4.3%
Asian	0.1%	0.9%	1.9%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.1%	0.2%
Other	0.0%	0.4%	0.5%

* Demographic data derived from 2010 US Census



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