

FOR SALE

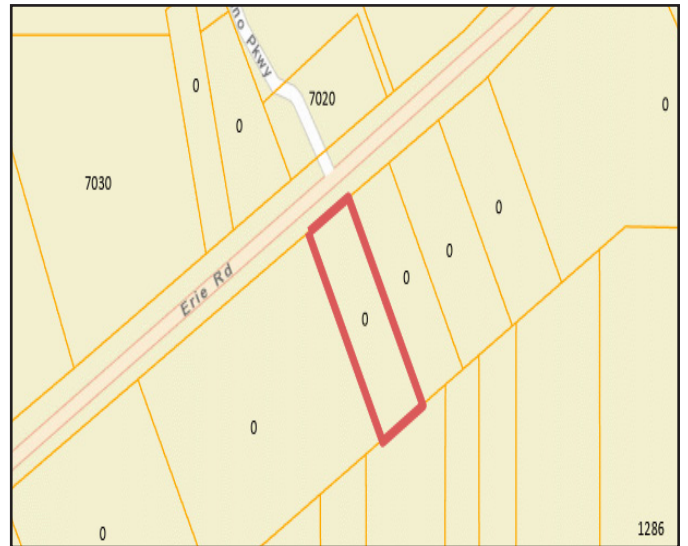
1.1 Acres Vacant Land

00 Erie Road, Derby, NY 14047



Property Highlights:

- Vacant commercial land on Erie Road (Route 5)
- Between Mariano Parkway and Minuteman Trail
- Zoned General Business (GB)
- Excellent opportunity for retail, service, hospitality, medical, or mixed commercial
- List Price \$90,000



344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Richard Wadsworth

Real Estate Salesperson

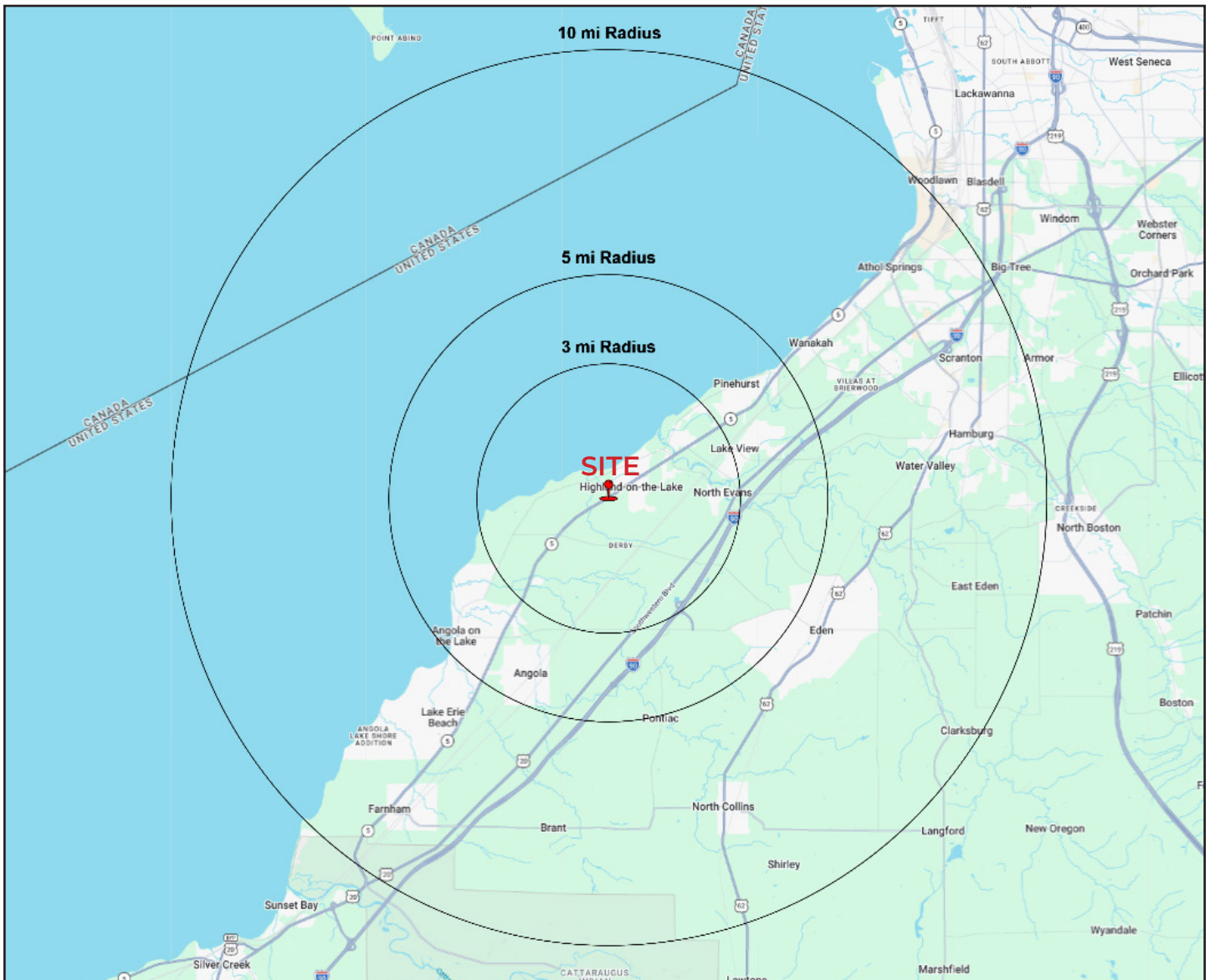
C: 716.239.5764

RichardWadsworth@HannaCRE.com

FOR SALE

1.1 Acres Vacant Land

00 Erie Road, Derby, NY 14047



Demographics:

	3 Miles	5 Miles	10 Miles
Population	9,102	21,411	79,313
Households	3,701	8,565	33,254
Average HH Income	\$101,856	\$103,731	\$104,024



344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Richard Wadsworth

Real Estate Salesperson

C: 716.239.5764

RichardWadsworth@HannaCRE.com