


FOR SALE

COMMERCIAL LAND FOR SALE

Property Highlights

- 3.54± acre prime development opportunity
- High-traffic location with 19,000+ cars per day
- C-2 general commercial zoning allows for a number of permitted uses
- 150' of road frontage on Erie Boulevard
- In proximity to neighboring retailers including Lowes, Walmart, Runnings, and more
- Public water & sewer

Demographic	1 Mile	3 Miles	5 Miles
Population	1,108	23,222	34,843
Households	520	10,640	15,041
Average H.H. Income	\$57,481	\$73,799	\$80,364
Daytime Employees	555	9,896	17,576

Source: ESRI Business Analyst 2026

Traffic Counts

Erie Blvd W	19,255 AADT
Route 49	5,455 AADT

Source: NYS DOT 2025

EXCLUSIVE CONTACT

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