

**WELL LOCATED .64 ± ACRES VACANT LAND AVAILABLE FOR SALE**

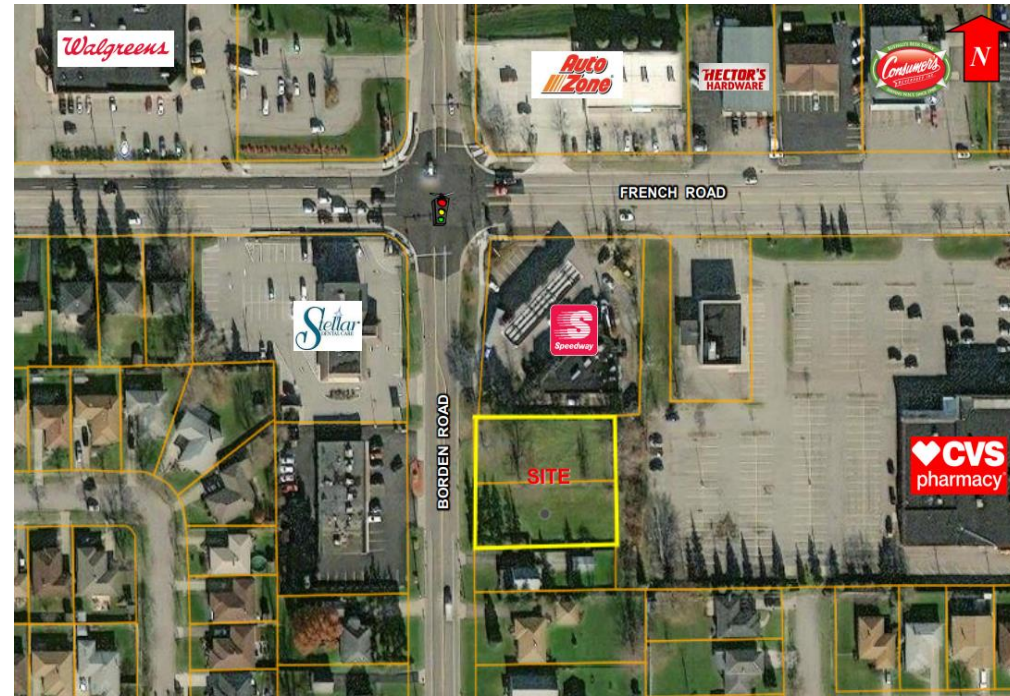
**COMMERCIAL ZONED**

**BUILDING FEATURES**

Lot Size	0.64 ± Acres 140' x 200'
Zoning	Commercial

**Property Highlights**

- Commercially zoned land available for sale in Cheektowaga, NY
- Well located in neighborhood retail area
- First parcel south of French Road
- Proximate to Transit Road Retail Corridor (Tops Supermarket, Kohls, Target, Walmart, Wegmans Supermarket)
- Ideal for: retail, office, restaurant



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	10,426	55,532	155,436
Average Household Income	\$94,312	\$94,249	\$91,216



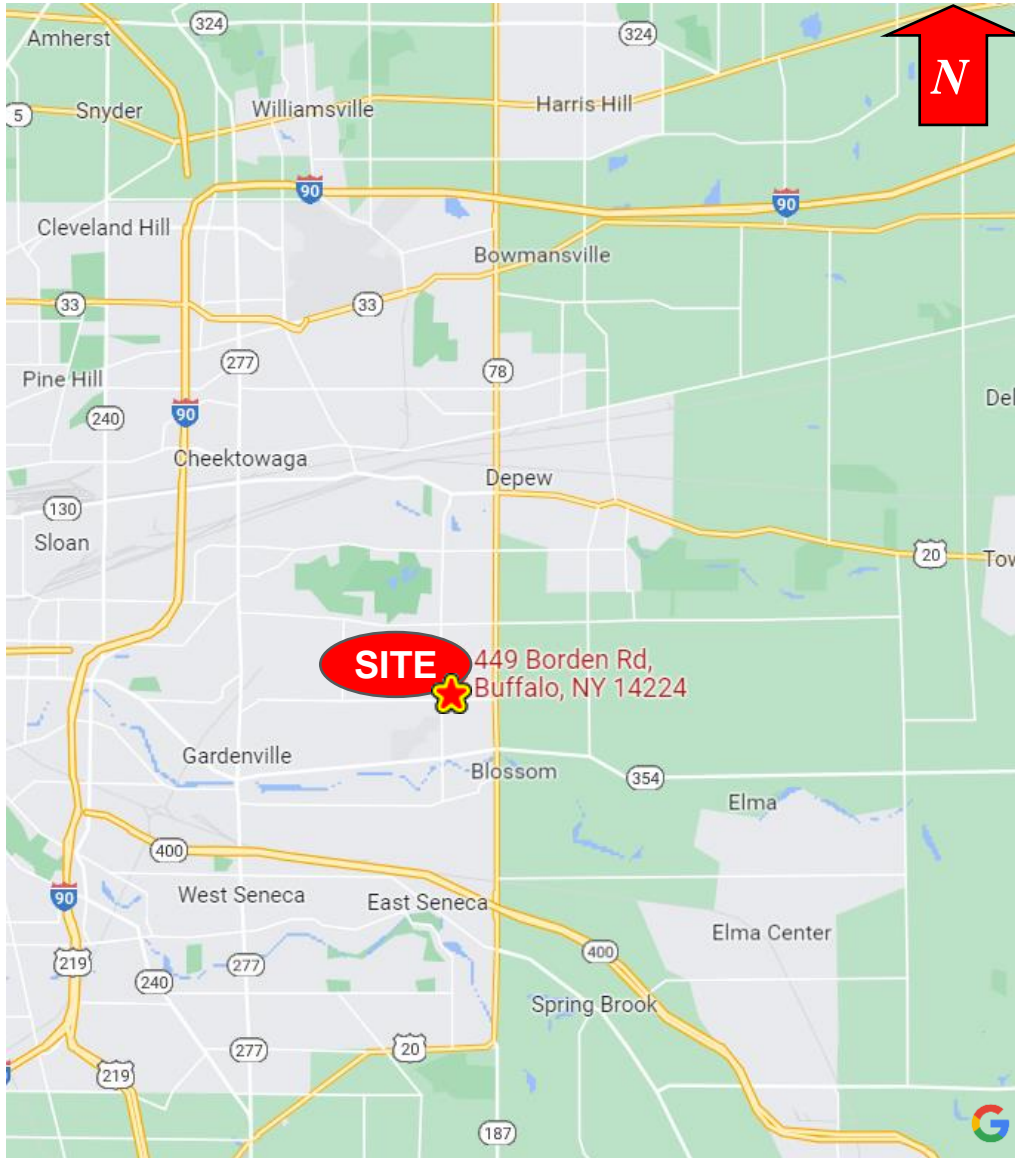
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**LAND FOR SALE**

**439-449 Borden Road**

Cheektowaga, New York



Location Map



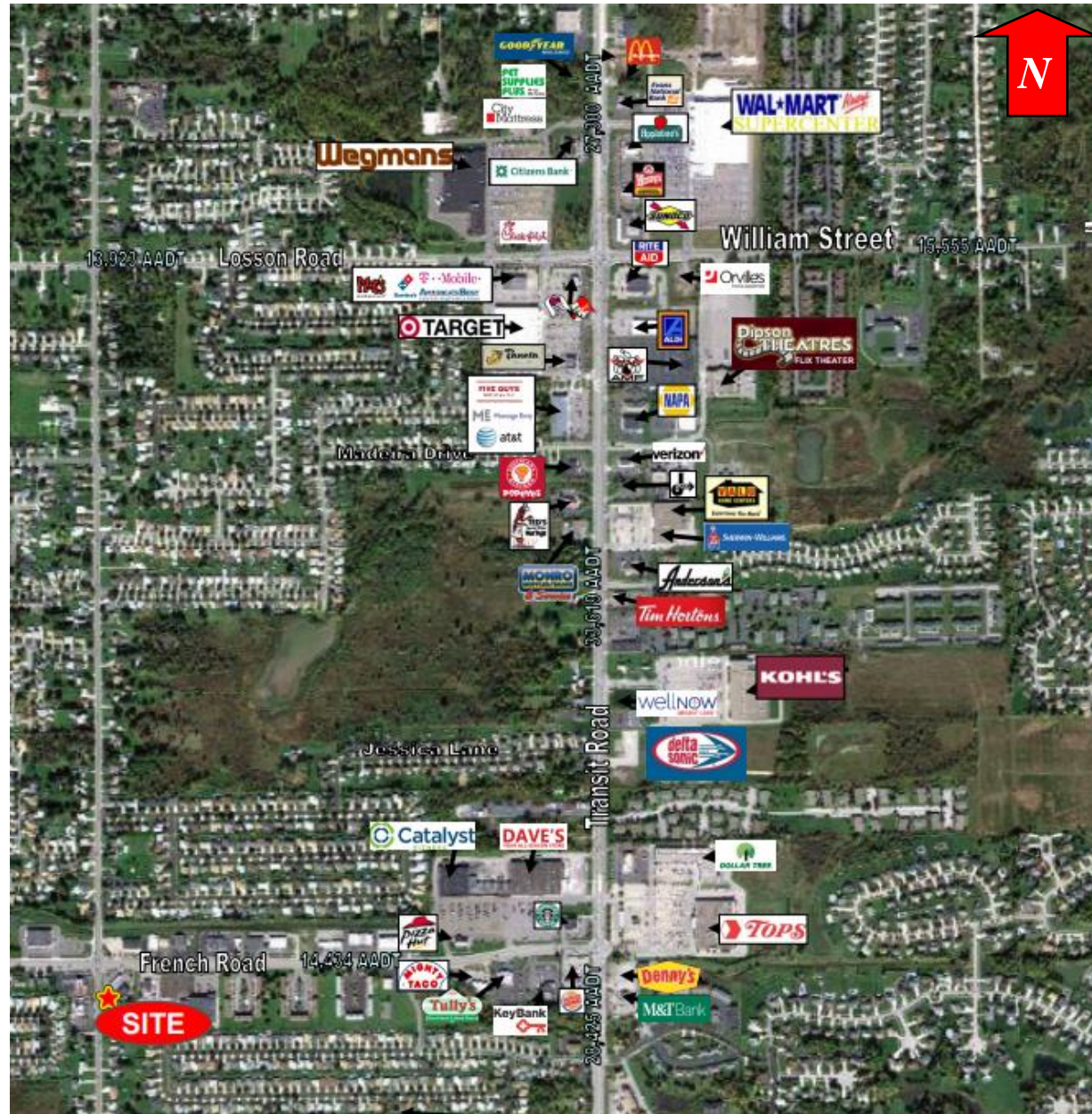
Tax Map



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Retail Aerial