

2.32+/- Acres - Redevelopment Opportunity

5059 Transit Road, Lancaster, NY 14086

**SALE PRICE****\$399,900****OFFERING SUMMARY**

Lot Size: 2.32 Acres

Zoning: Commercial

Price / SF: \$3.96

PROPERTY OVERVIEW

Out parcel 1/4 mile North of the Walmart Super Center. 2.32 +/- acres zoned commercial. Lot size is 150'+/- x 548'+/- with an irregular shaped lot. Additional adjacent to rear of front lot is another 45" +/- X 415' +/- was formerly a paper street. Also available are the adjoining two properties to the south consisting of approximately 1.2+/- acres and 1.4 acres for an additional amount. These two available lots combined total of approximately 2.8+/- acres of vacant land or approximately 5 +/- acres with all three lots combined including the paper streets with a combined frontage of approximately 638'.

LOCATION OVERVIEW

Located on the East side of Transit Road between Losson Road and Como Park Boulevard. Approximately 1/4 mile North of Walmart Super Center, several national restaurants, banks, Tops Super Market, Wegmans, Rite Aid, Aldi Foods, Kohls, Target, Denny's, Taco Bell, Wendy's, McDonalds, Applebee's and more.

PROPERTY HIGHLIGHTS

- Excellent Development Site
- Great Location
- One of a few remaining buildable vacant land sites in this market
- Expandable Up To a Total of 5 +/- Acres of Vacant Land
- All Utilities Are At The Road

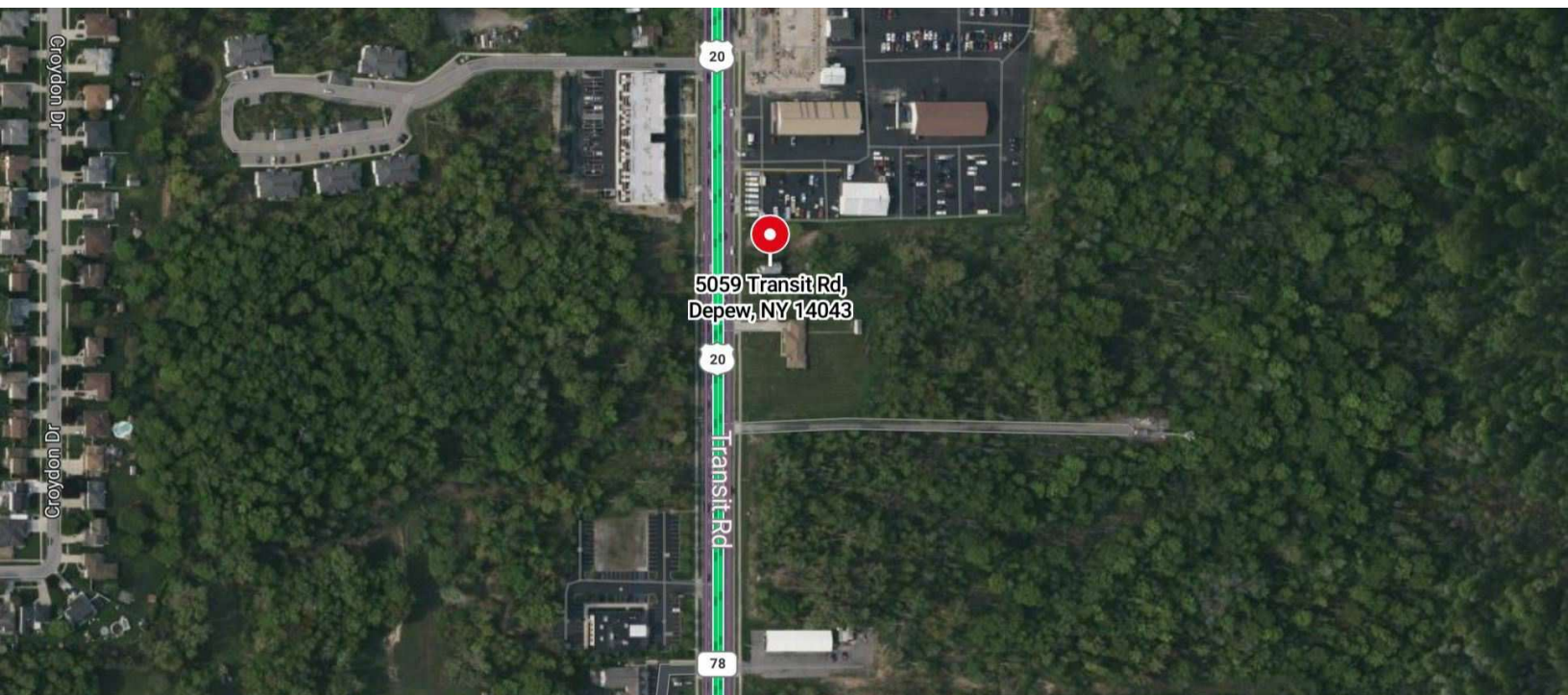


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ADDITIONAL PHOTOS

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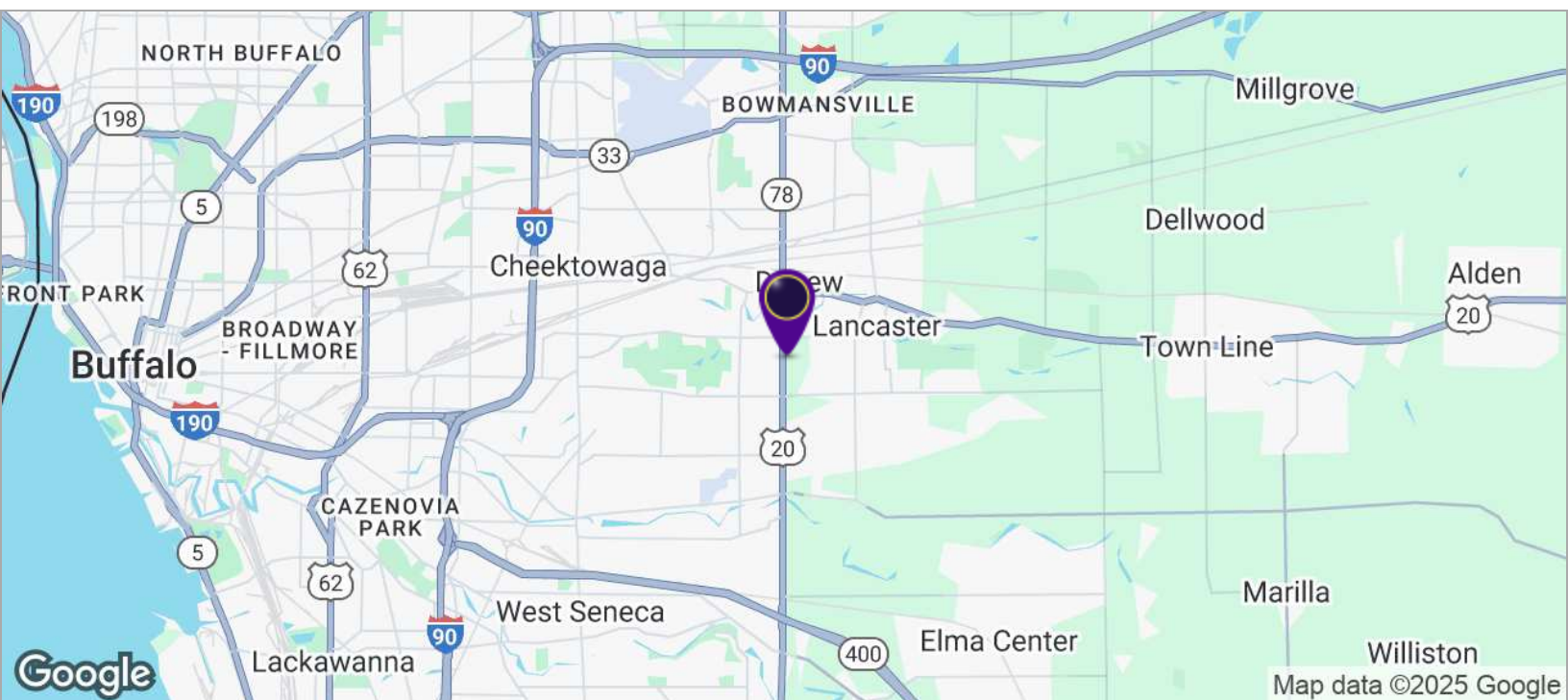
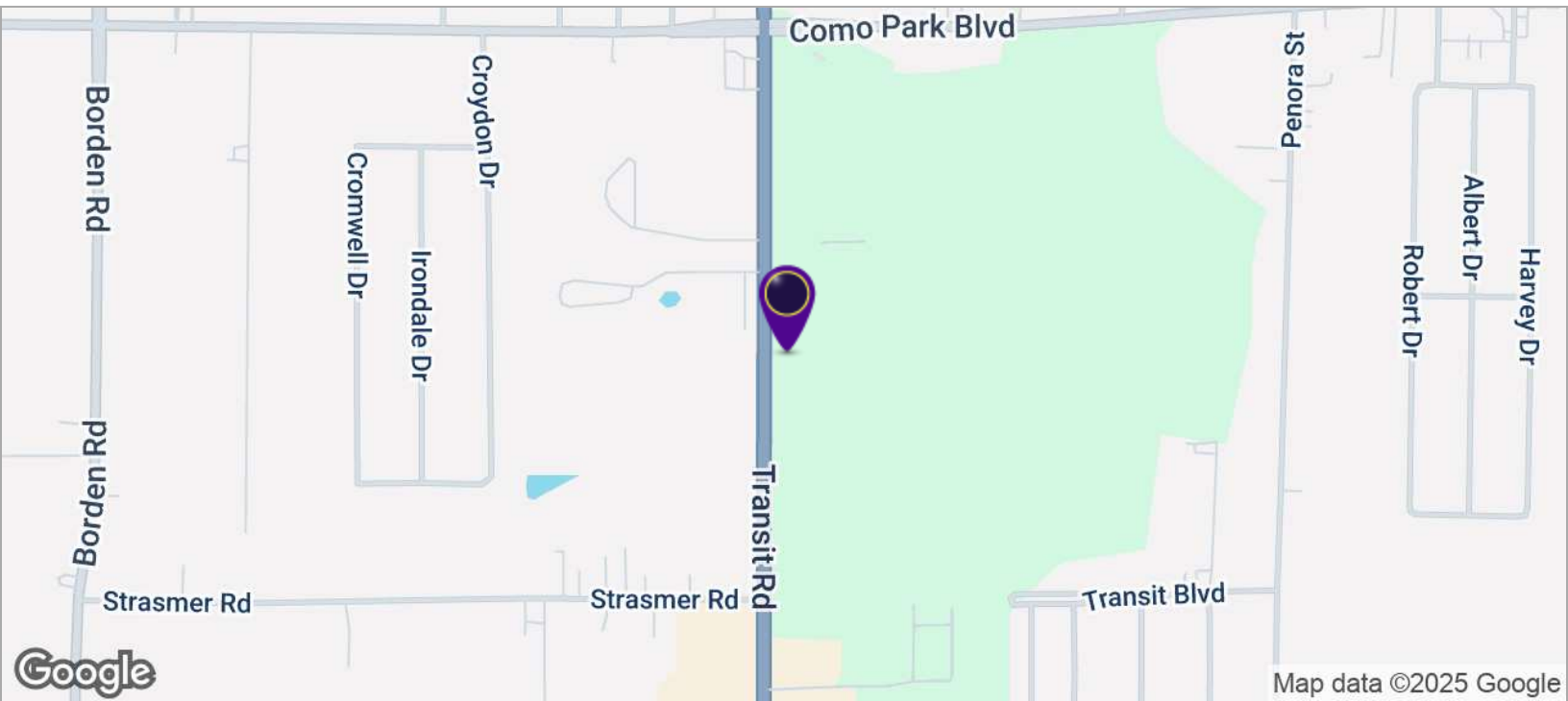


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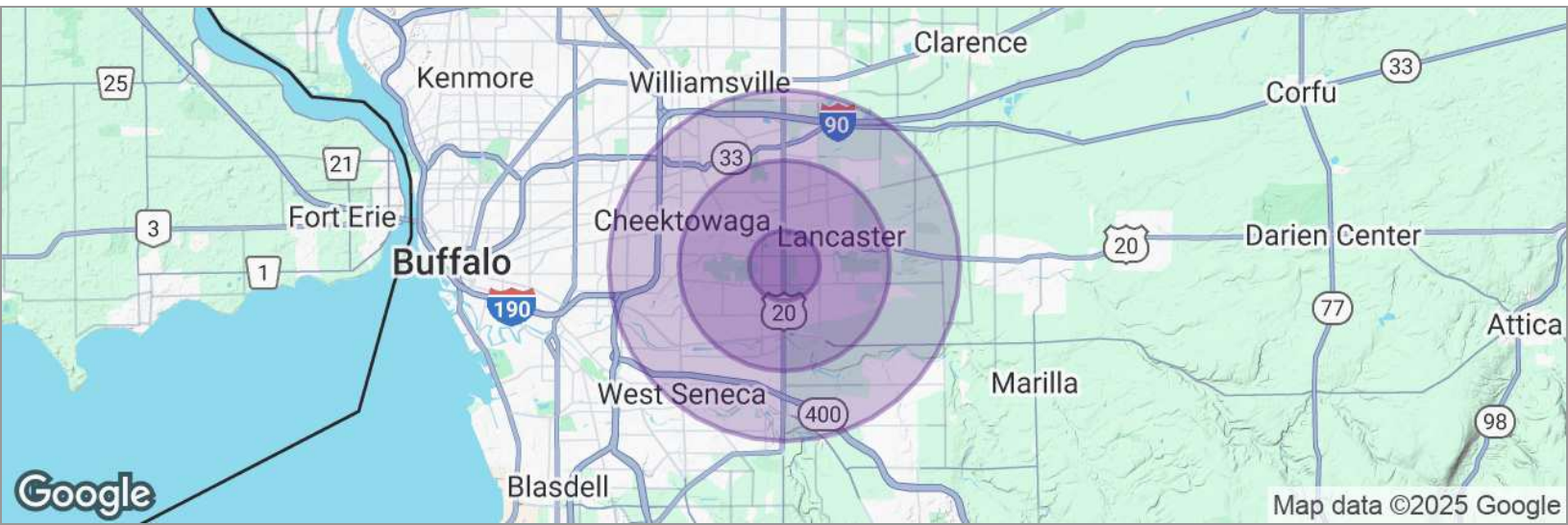
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,141	72,199	135,683
Median age	41.3	42.3	43.4
Median age (Male)	39.3	39.8	41.0
Median age (Female)	43.8	44.9	45.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,319	29,723	56,128
# of persons per HH	2.5	2.4	2.4
Average HH income	\$66,857	\$62,990	\$63,599
Average house value	\$170,042	\$129,448	\$133,264

** Demographic data derived from 2020 ACS - US Census*



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