

FOR SALE

2.8 ± ACRE DEVELOPMENT OPPORTUNITY

Features

Acreage	2,8 ± Acres
Zoning	C-3

Property Highlights

- 2.8 Acre Development Site Offering Great Visibility
- C-3 Zoning with Automotive Use Overlay
- Good Demographics and Traffic Counts
- Located Approximately ¼ Mile from the Route 400 Expressway
- Easy Thruway and Expressway Access
- Ideal for: Automotive, Industrial, Office, Retail

Demographics	1 Mile	3 Miles	5 Miles
Population	2,543	43,620	113,241
Average HH Income	\$126,052	\$113,033	\$105,201

Traffic Count

Transit Road	26,235 AADT
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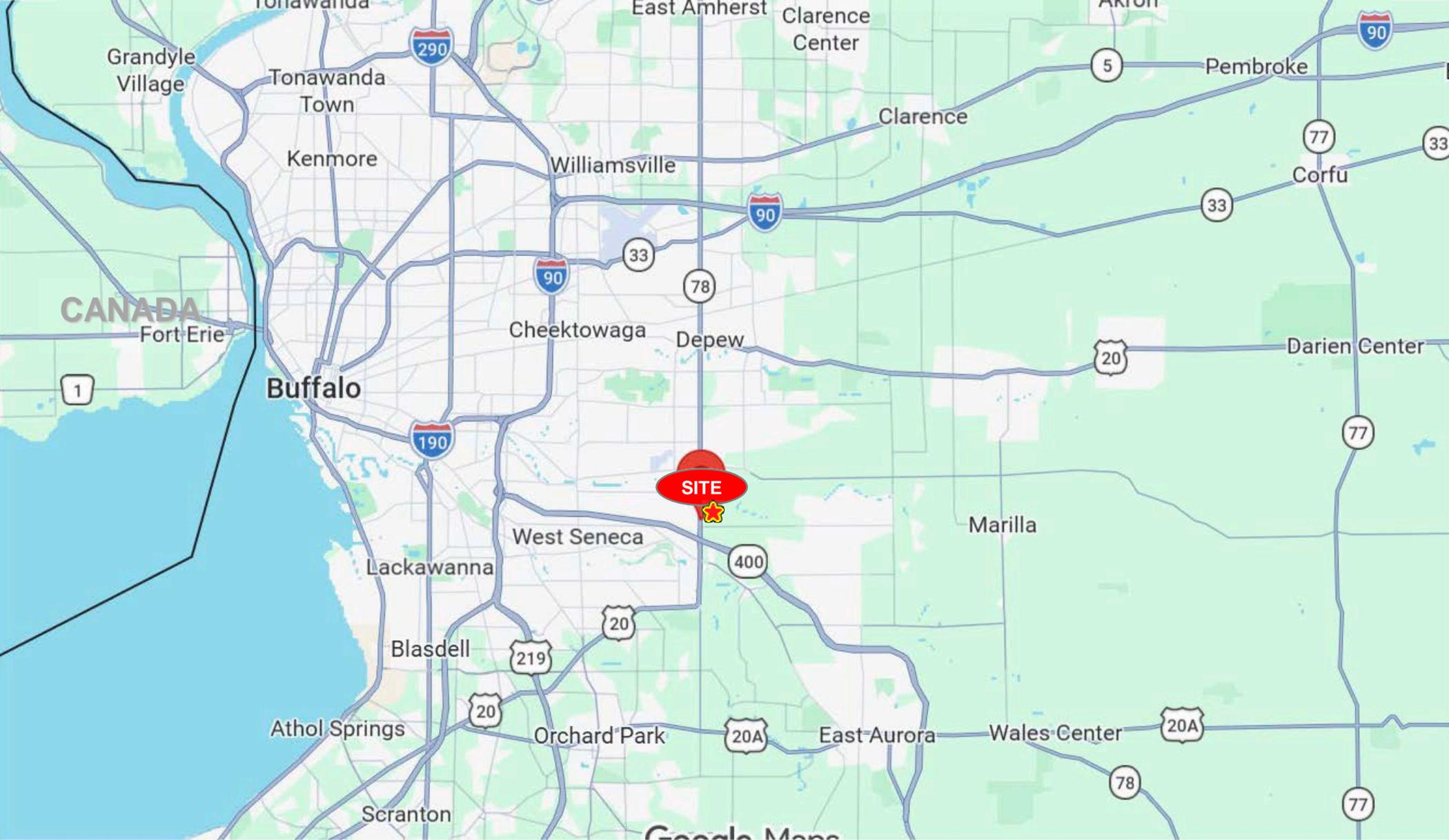
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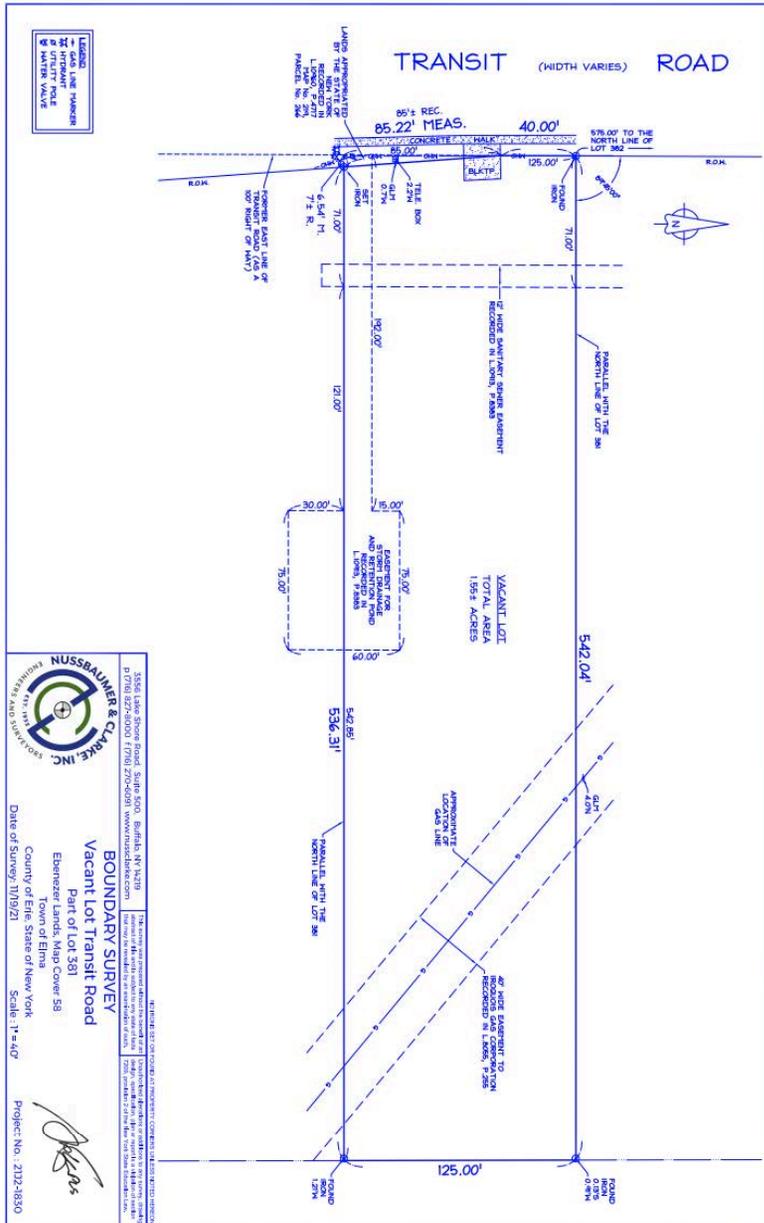
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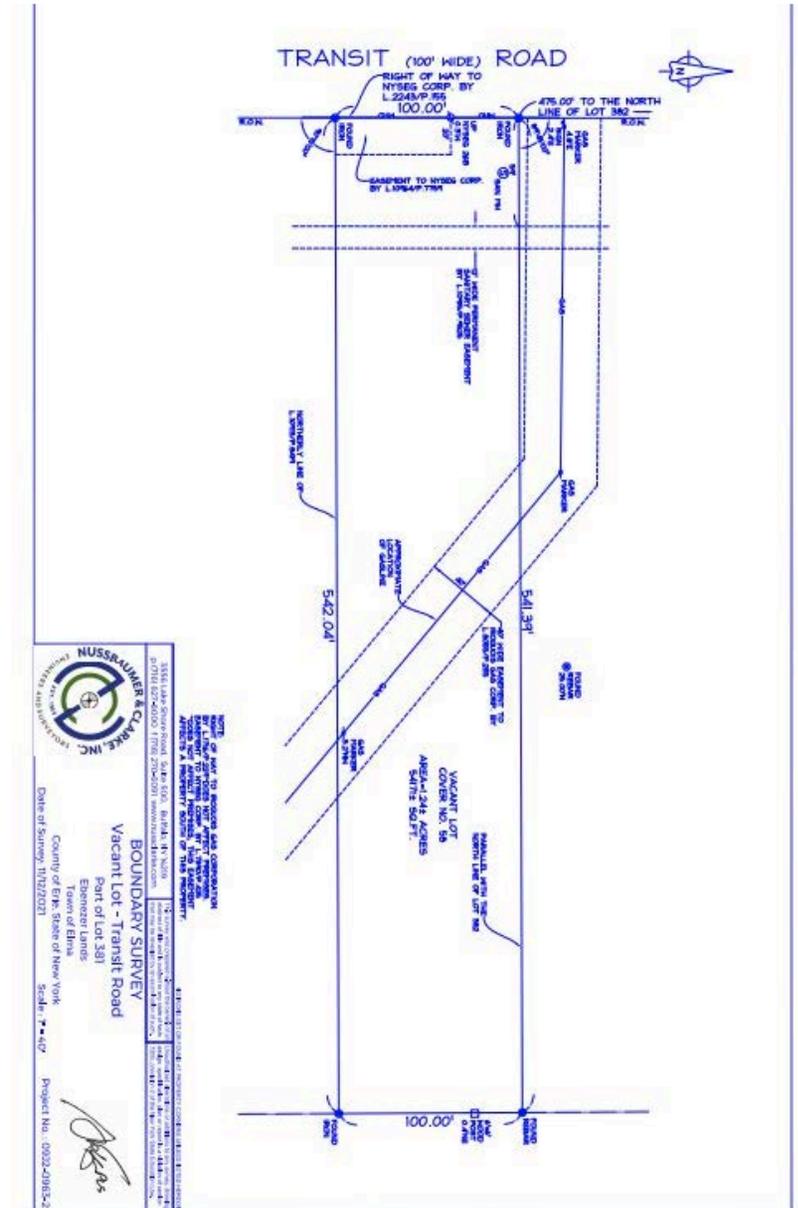
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Location Map



Survey 1



Survey 21