

# 2,480+/- SF RETAIL SPACE

1342 Quaker Rd, East Aurora, NY 14052



## OFFERING SUMMARY

Sale Price:	\$599,000
Lot Size:	1.22 Acres
Year Built:	1991
Building Size:	2,480 SF
Renovated:	2022
Zoning:	Rural Residential and Agriculture
Price / SF:	\$241.53

## PROPERTY OVERVIEW

Unveiling an exceptional investment opportunity! This versatile 2,480 SF retail/free-standing building, constructed in 1991 and thoughtfully revitalized in 2022, presents a compelling proposition for astute investors. Situated on 1.2+/- acres and boasting a prime location near the bustling East Aurora business district, this property offers unparalleled accessibility and a wealth of potential. With a careful design to maximize space utilization, it stands ready to accommodate a wide range of ventures. Don't miss the chance to secure this dynamic asset, poised to make a significant impact in the vibrant East Aurora area.



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### LOCATION DESCRIPTION

Nestled in the vibrant community of East Aurora, this prime location offers a blend of historic charm and modern appeal. Just moments away from iconic attractions like the Roycroft Campus, the Vidler's 5 & 10 store, and Fisher-Price Toy Store, the area promises a steady stream of foot traffic and loyal patrons. East Aurora exudes a welcoming, small-town ambiance with its picturesque streets and thriving local businesses, the location provides a rare opportunity to become a part of this dynamic and sought-after neighborhood. Strategically positioned on busy Route 20A between Orchard Park and East Aurora — ideal for high visibility and traffic flow

### PROPERTY HIGHLIGHTS

- 2,480+/- SF SPACE
- 1.2+/- Acres
- Easily accessible near East Aurora business district
- Very versatile building that has great utilization of space

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	253	5,724	20,953
Total Population	585	14,806	50,941
Average HH Income	\$130,762	\$149,882	\$132,324



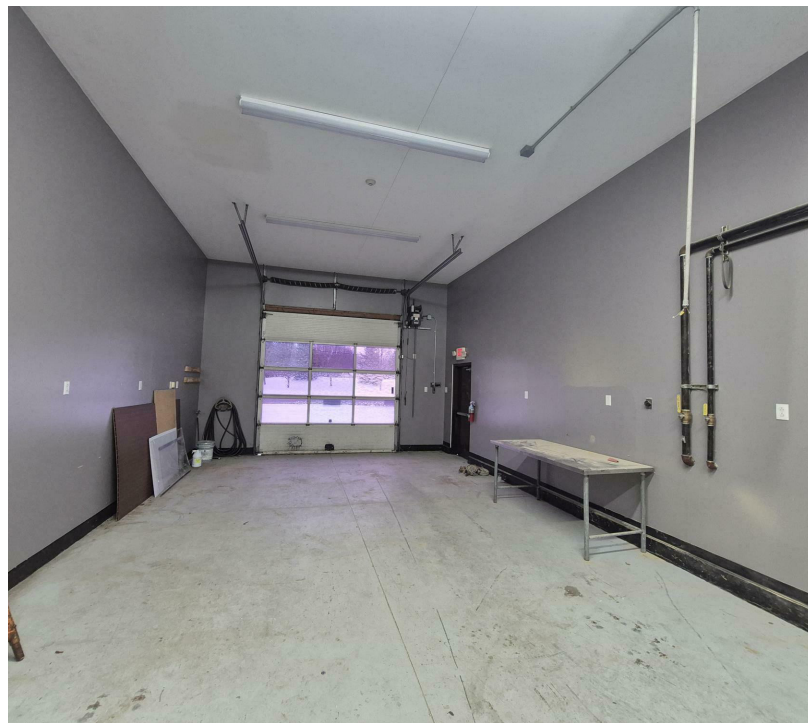
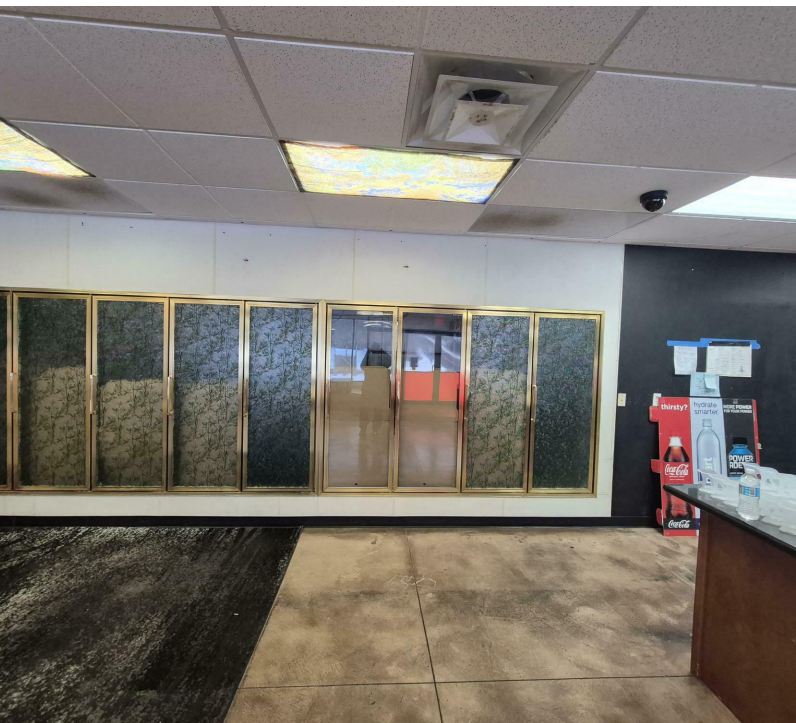
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ADDITIONAL PHOTOS

# 2,480+/- SF RETAIL SPACE

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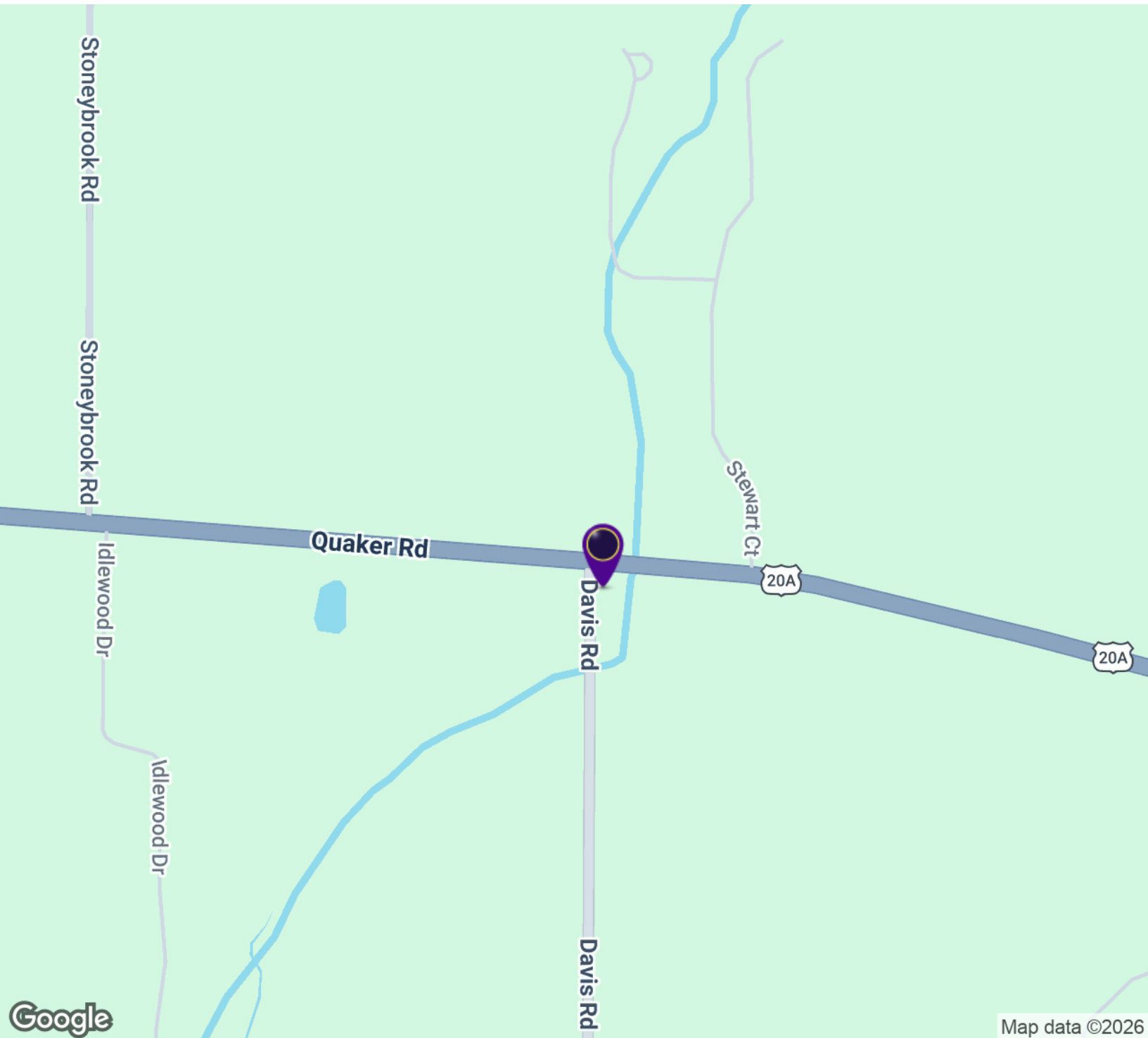
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LOCATION MAP

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