

Rare Main Street Redevelopment Opportunity
FOR SALE
PROMINENT 8.50± ACRE SITE WITH 60,709± SF OF EXISTING BUILDINGS
Property Highlights

- Rare opportunity to acquire a prominent 8.5± acre site along one of Western New York's most desirable commercial corridors
- 60,709± SF of existing buildings with exceptional visibility and frontage ideal for branding, signage, and operations
- Opportunity to customize, expand, or redevelop the existing footprint Strong underlying land value within a supply-constrained Clarence market
- Strategic location within the affluent Clarence retail and commercial corridor
- Minutes from Transit Road's major retail, restaurant, and service amenities
- Convenient access to the New York State Thruway and major regional highways
- Short drive to Buffalo Niagara International Airport
- Ideal for retail, restaurant, hospitality, medical office, mixed-use/apartment development, showroom, flex/warehouse, operational headquarters, or small-bay industrial uses

Building Features

Total Building Size	60,709± Sq. Ft.
Lot Size	8.50± Acres

Demographic	1 Mile	3 Miles	5 Miles
Population	2,566	16,299	55,076
Average H.H. Income	\$161,514	\$157,287	\$147,882

Source: ESRI Business Analyst 2025

EXCLUSIVE CONTACT

Richard Ryall Ledyard, SIOR
Real Estate Salesperson
 +1 716 796 7204
rledyard@pyramidbrokerage.com

450 Corporate Parkway, Suite 102
 Buffalo, New York 14226
 +1 716 852 7500
pyramidbrokerage.com



**CUSHMAN &
WAKEFIELD**

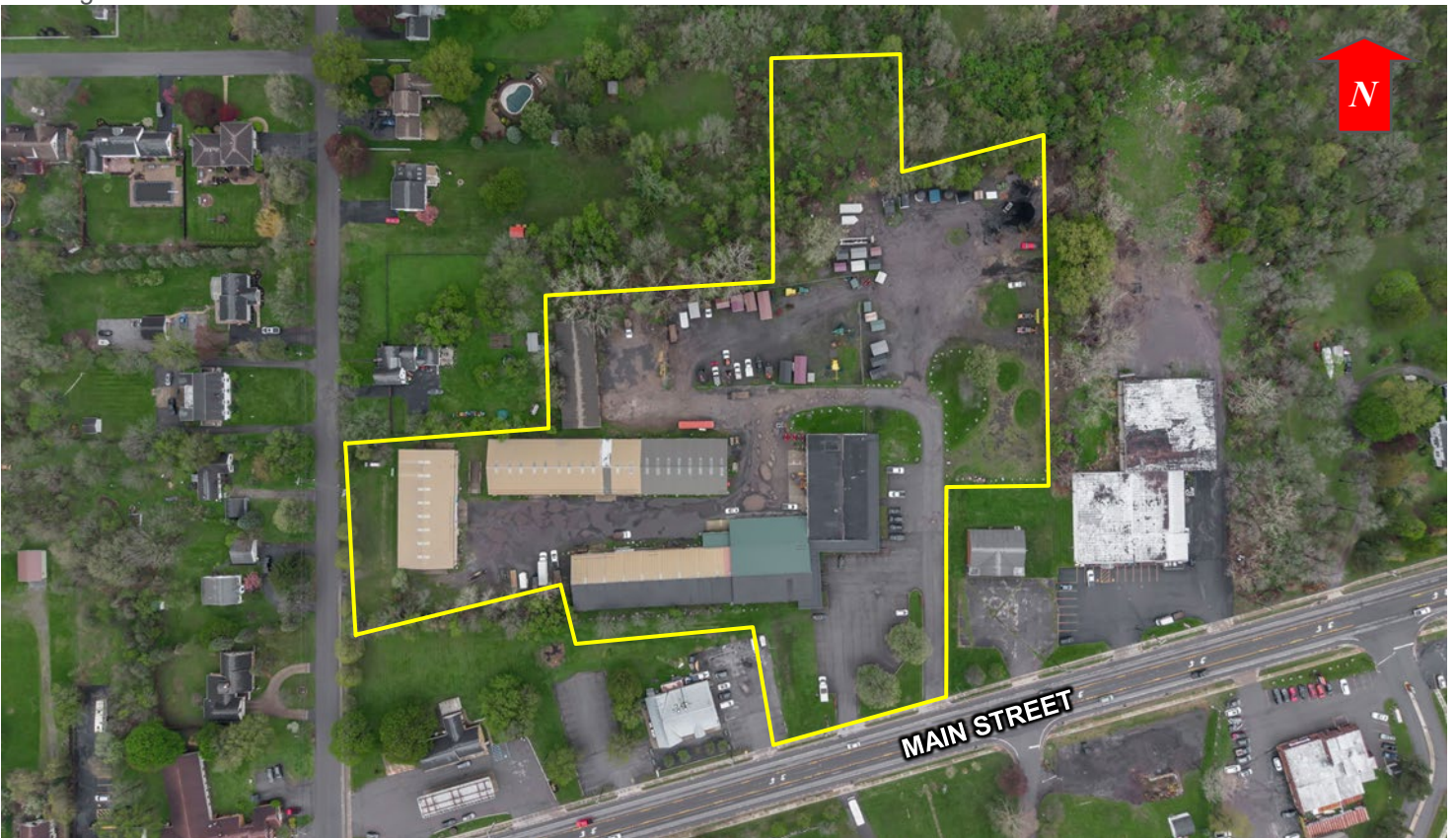


**Pyramid Brokerage
Company**

**9992 Main Street
Clarence, New York**

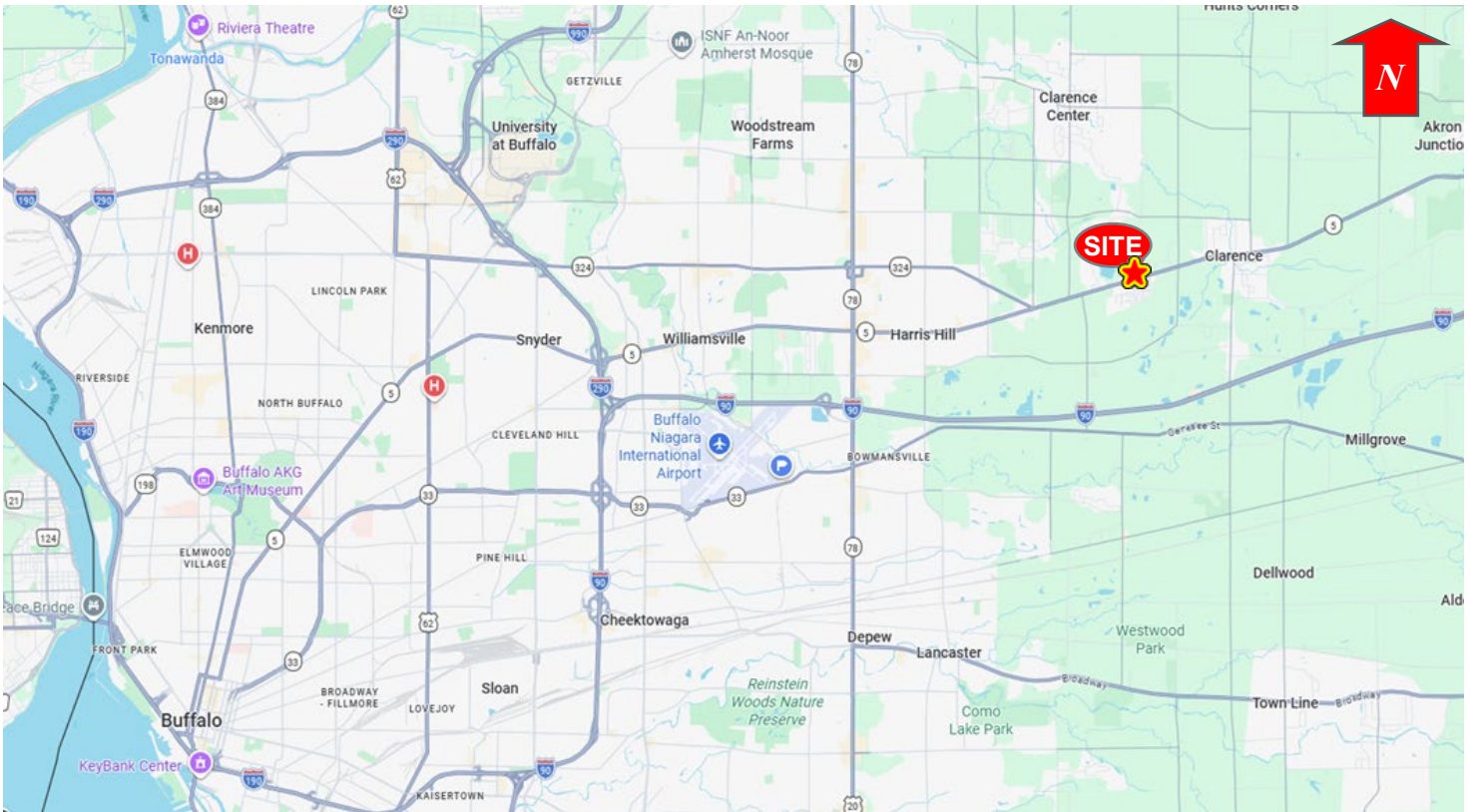


Building Exterior

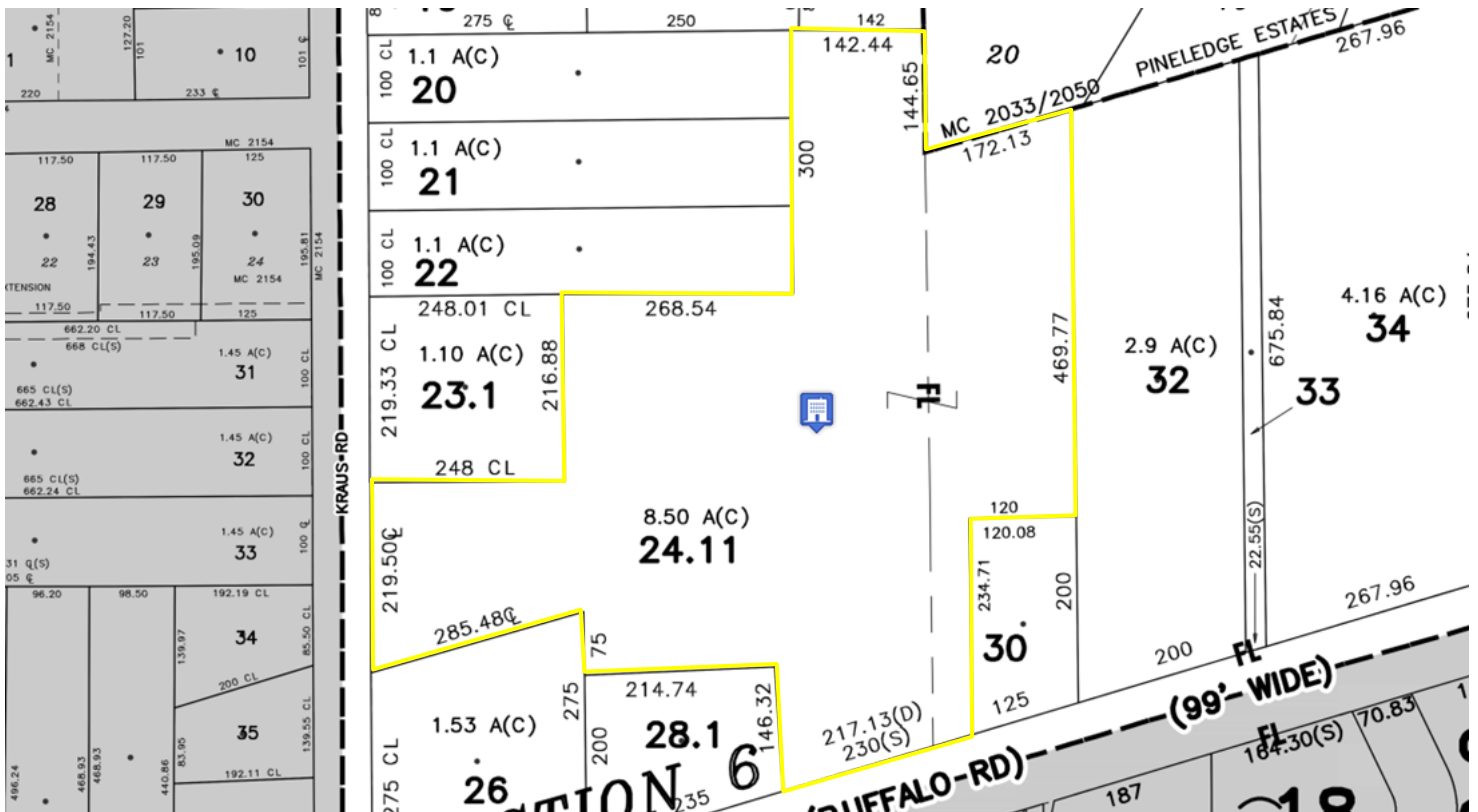


Aerial

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



Location Map



Tax Map



Rear Warehouse Building



Rear Warehouse Interior



Amish Villa Retail Interior



Amish Villa Retail Interior



Amish Villa Retail Interior



Napa Auto Parts Interior

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.