

# QSR/Retail Pad Redevelopment Opportunity

## Signalized Corner Available

### 2235 Buffalo Road For Sale or lease

# Price Update



## QSR/Retail Pad Redevelopment Opportunity Signalized Corner Available

- **Address:** 2235 Buffalo Road, Town of Gates, NY
- **Land Area:** 1.33 Acres
- **Building Size:** Approximately 4,000 Square Feet
- **Sale Price:** **\$685,000 Prime Corner Redevelopment Site**
- **Lease Price:** \$75,000 Annually NNN
- **Possible uses:** Retail such as Shops, Restaurants, Banks and Pharmacies  
Professional Services Such as Medical, Financial and Beauty  
Some uses will require a conditional use permit. See Zoning page for all uses in General Business Code
- **Traffic count:** Approximately 12,373
- **Demographics:** Households 1-3 Miles: 19,885  
3-5 Miles: 46,730

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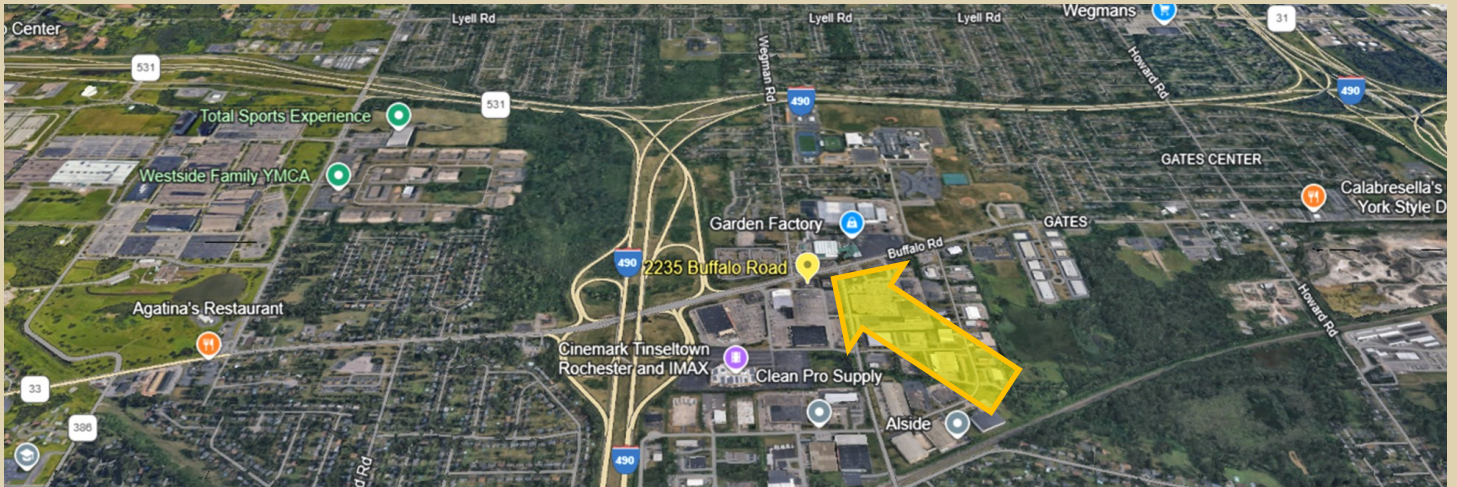
# Aerials

## 2235 Buffalo Road

### Facing South



### Facing North



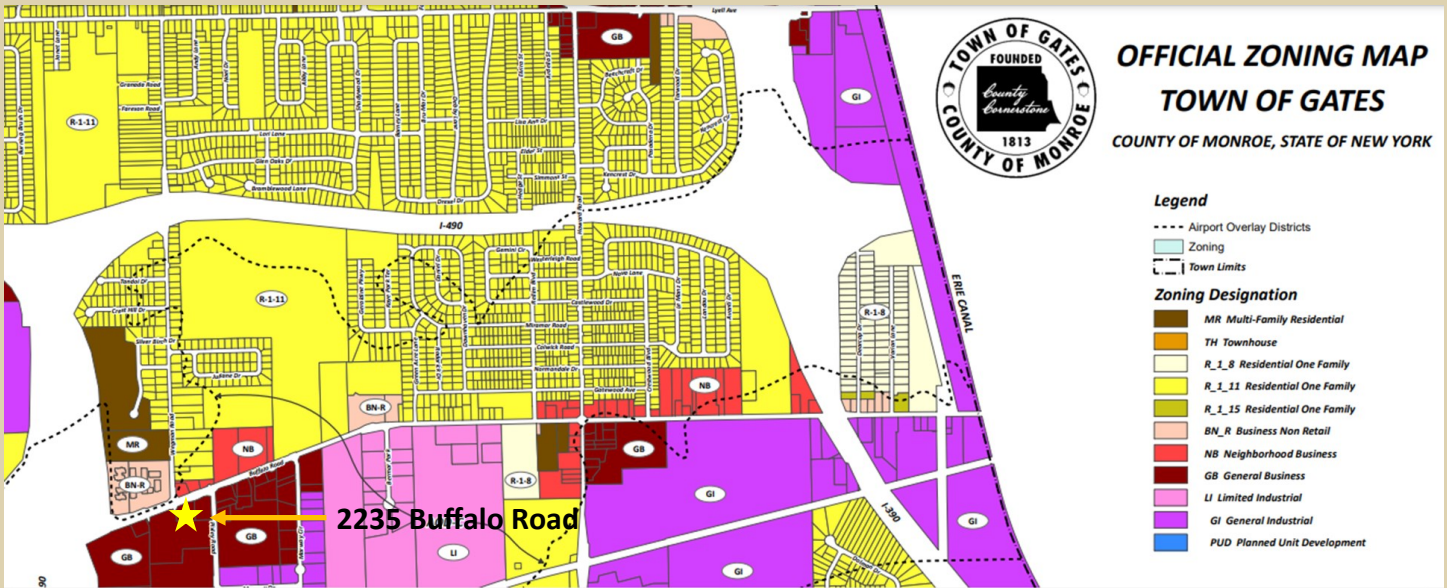
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# Zoning

## 2235 Buffalo Road



Zoning information can be found at:

<https://ecode360.com/12243823>

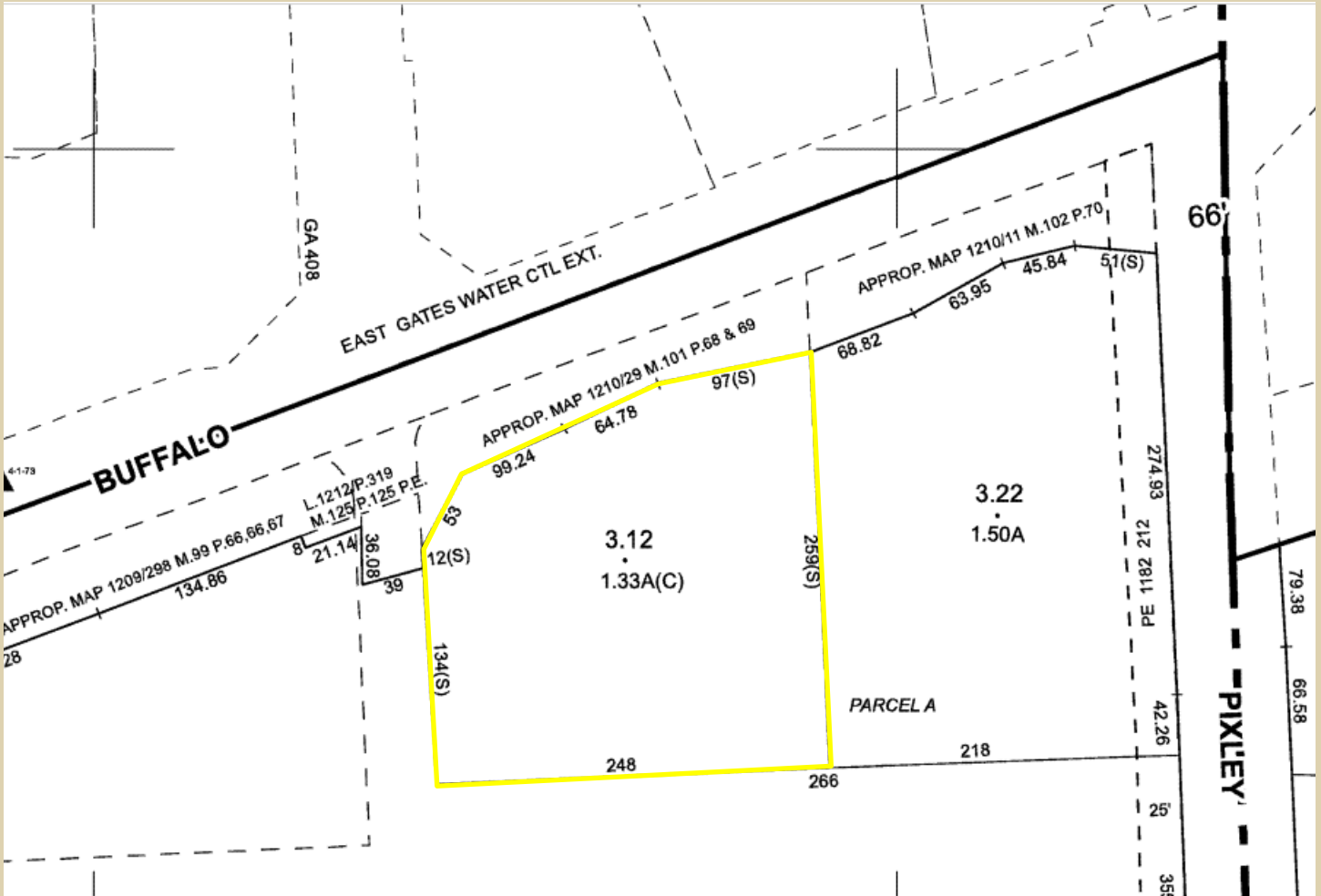
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# Tax Map

## 2235 Buffalo Road



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# Traffic Counts

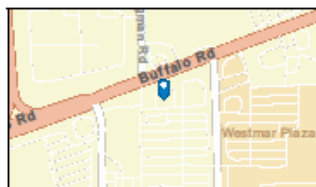
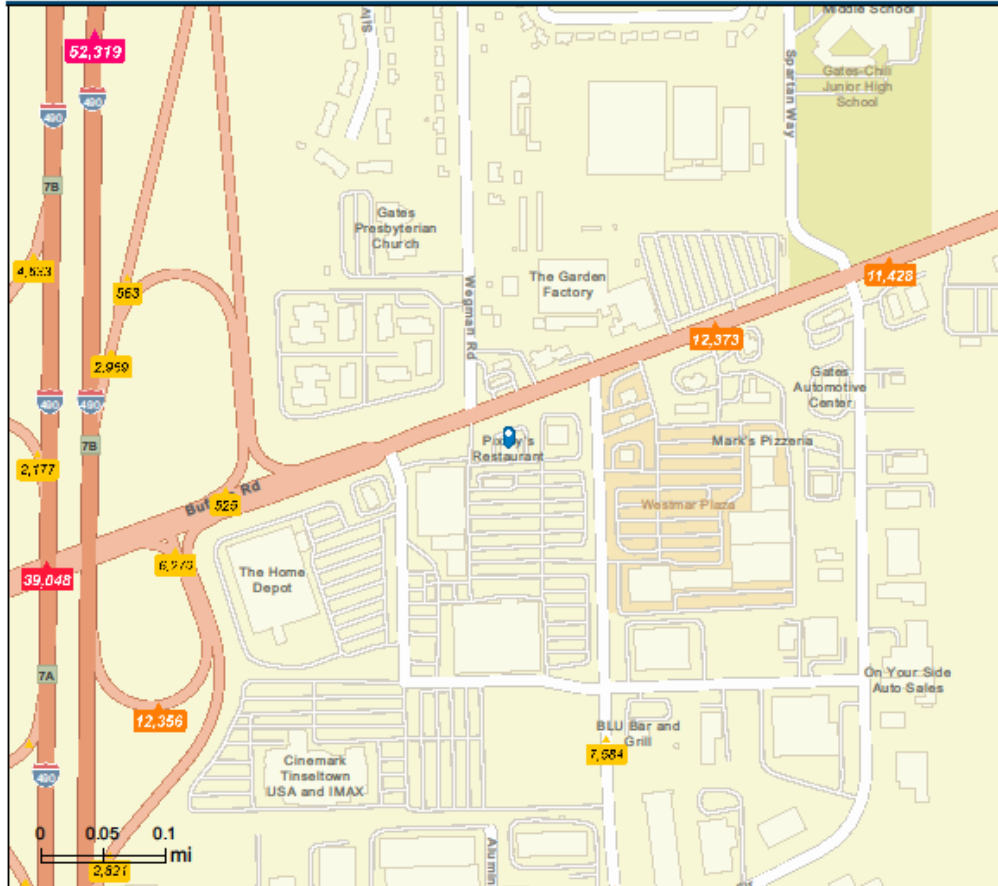
## 2235 Buffalo Road



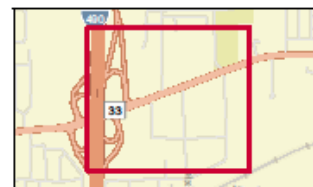
### Traffic Count Map - Close Up

Pixley's Restaurant  
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
Latitude: 43.14671  
Longitude: -77.71064



**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

March 12, 2025

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Page 1 of 1

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# Demographics

## 2235 Buffalo Road



### Demographic and Income Comparison Profile

Pixley's Restaurant  
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
Latitude: 43.14671  
Longitude: -77.71064

	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Census 2020 Summary</b>			
Population	4,380	46,778	124,193
Households	1,887	19,885	46,730
Average Household Size	2.31	2.33	2.40
<b>2024 Summary</b>			
Population	4,334	45,768	122,792
Households	1,901	19,951	47,398
Families	1,175	11,952	25,931
Average Household Size	2.27	2.28	2.34
Owner Occupied Housing Units	1,655	13,652	20,664
Renter Occupied Housing Units	246	6,299	26,734
Median Age	48.1	42.8	32.7
Median Household Income	\$74,086	\$75,109	\$48,827
Average Household Income	\$95,080	\$91,040	\$70,674
<b>2029 Summary</b>			
Population	4,303	45,101	122,631
Households	1,940	20,259	48,707
Families	1,196	12,097	26,532
Average Household Size	2.20	2.21	2.28
Owner Occupied Housing Units	1,708	14,214	22,138
Renter Occupied Housing Units	232	6,045	26,569
Median Age	49.1	44.0	33.9
Median Household Income	\$81,637	\$82,642	\$54,101
Average Household Income	\$109,814	\$104,435	\$81,115
<b>Trends: 2024-2029 Annual Rate</b>			
Population	-0.14%	-0.29%	-0.03%
Households	0.41%	0.31%	0.55%
Families	0.35%	0.24%	0.46%
Owner Households	0.63%	0.81%	1.39%
Median Household Income	1.96%	1.93%	2.07%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 in 2020 geographies.

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Page 1 of 7

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# Demographics

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### Demographic and Income Comparison Profile

Pixley's Restaurant  
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2024 Households by Income	0 - 1 mile		1 - 3 mile		3 - 5 mile	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	90	4.7%	1,398	7.0%	7,748	16.3%
\$15,000 - \$24,999	107	5.6%	1,218	6.1%	5,104	10.8%
\$25,000 - \$34,999	146	7.7%	1,415	7.1%	4,736	10.0%
\$35,000 - \$49,999	201	10.6%	2,376	11.9%	6,496	13.7%
\$50,000 - \$74,999	417	21.9%	3,548	17.8%	7,677	16.2%
\$75,000 - \$99,999	308	16.2%	3,342	16.8%	5,930	12.5%
\$100,000 - \$149,999	360	18.9%	3,871	19.4%	5,406	11.4%
\$150,000 - \$199,999	159	8.4%	1,815	9.1%	2,353	5.0%
\$200,000+	113	5.9%	968	4.9%	1,949	4.1%
Median Household Income	\$74,086		\$75,109		\$48,827	
Average Household Income	\$95,080		\$91,040		\$70,674	
Per Capita Income	\$41,301		\$39,884		\$27,891	
2029 Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	83	4.3%	1,273	6.3%	7,622	15.6%
\$15,000 - \$24,999	82	4.2%	982	4.8%	4,415	9.1%
\$25,000 - \$34,999	120	6.2%	1,232	6.1%	4,431	9.1%
\$35,000 - \$49,999	183	9.4%	2,107	10.4%	6,146	12.6%
\$50,000 - \$74,999	403	20.8%	3,283	16.2%	7,794	16.0%
\$75,000 - \$99,999	303	15.6%	3,324	16.4%	6,346	13.0%
\$100,000 - \$149,999	402	20.7%	4,452	22.0%	6,322	13.0%
\$150,000 - \$199,999	214	11.0%	2,335	11.5%	3,050	6.3%
\$200,000+	152	7.8%	1,269	6.3%	2,581	5.3%
Median Household Income	\$81,637		\$82,642		\$54,101	
Average Household Income	\$109,814		\$104,435		\$81,115	
Per Capita Income	\$49,063		\$47,158		\$32,834	

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 In 2020 geographies.

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Page 2 of 7

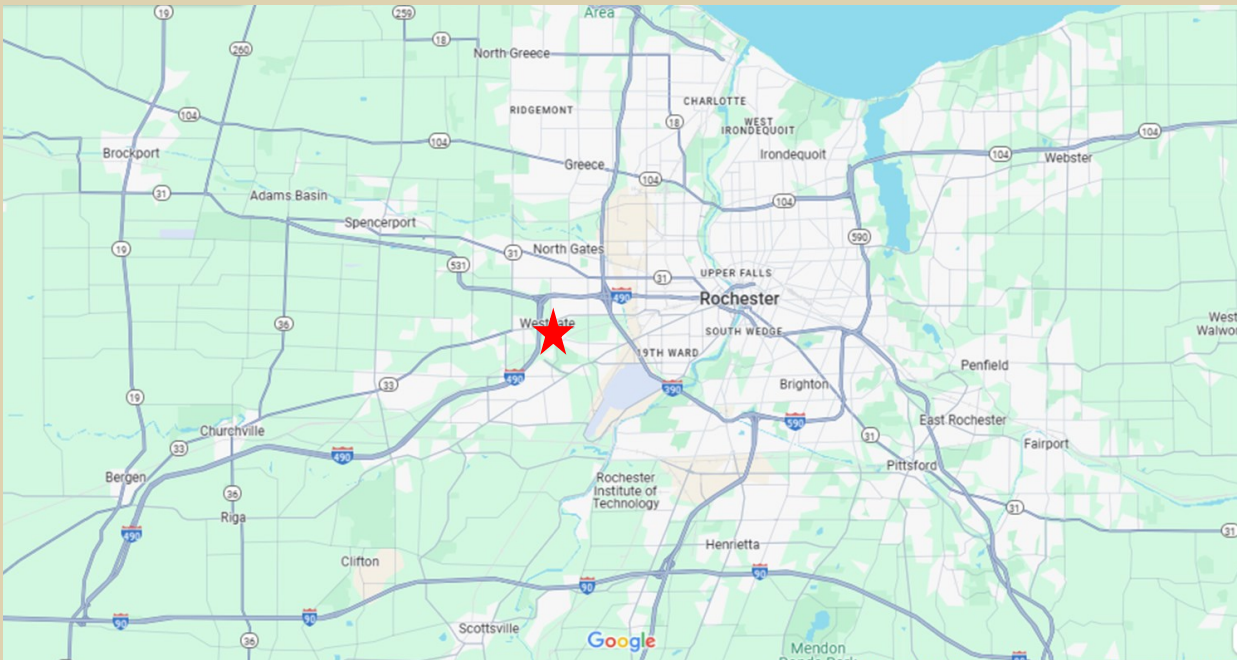
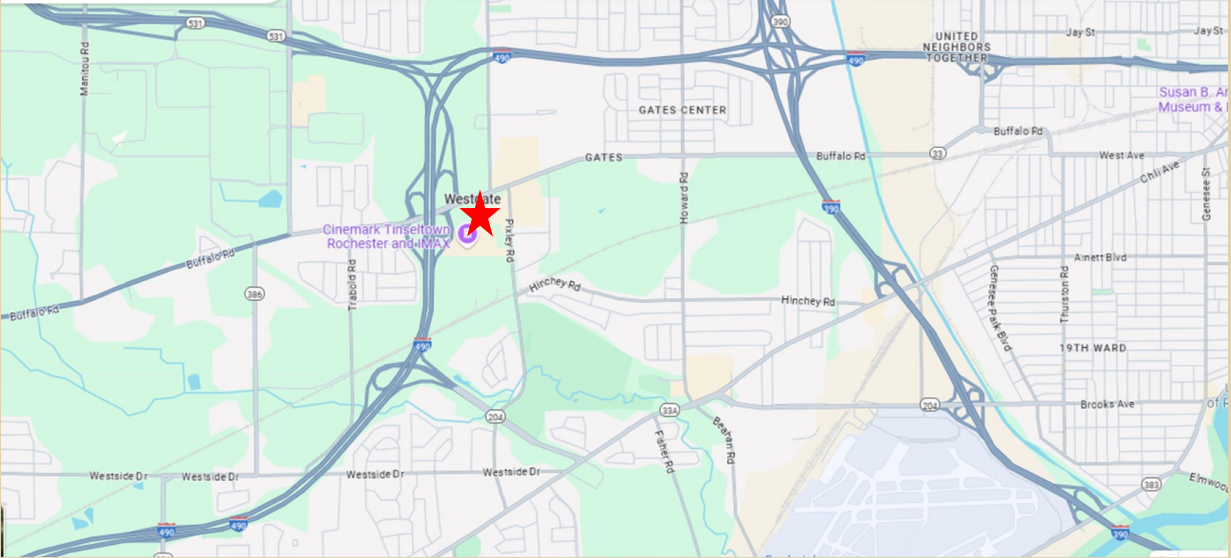
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# Area Maps

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