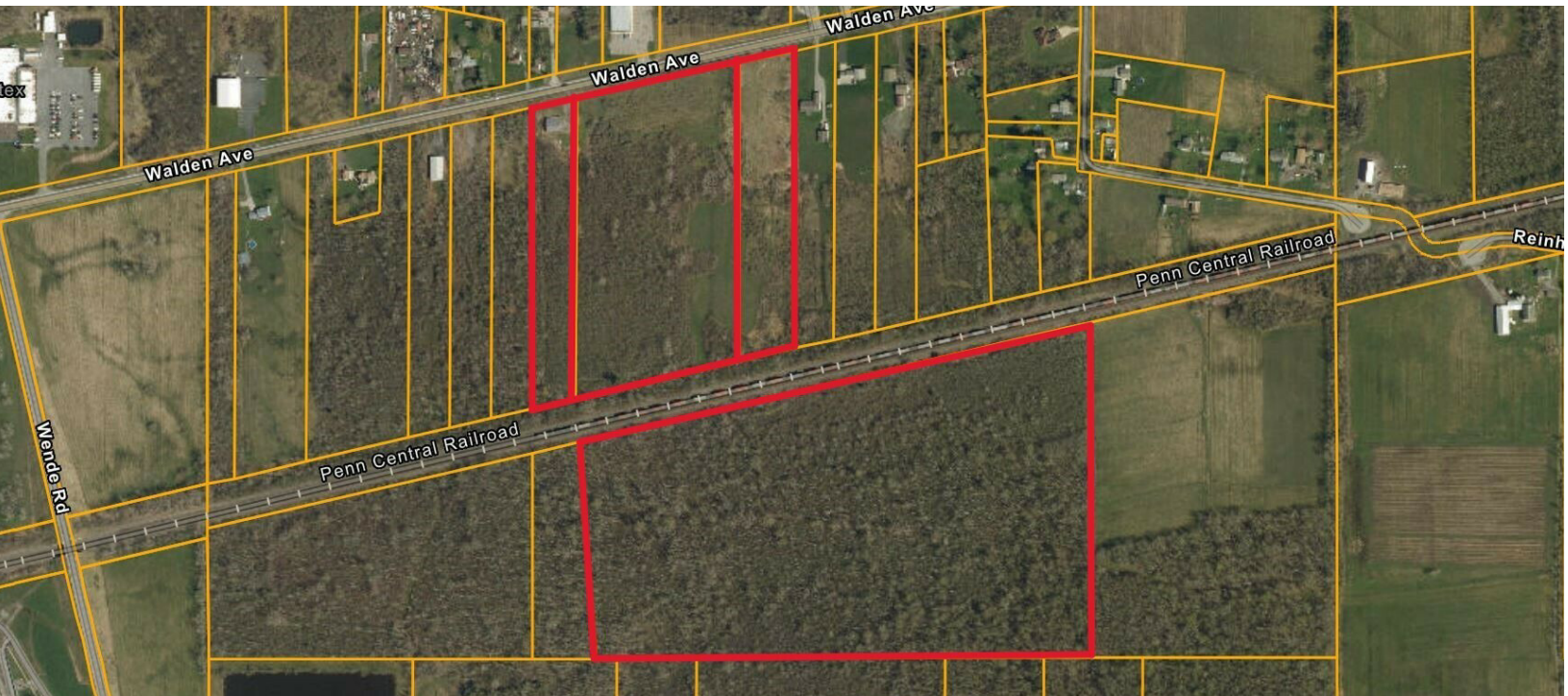


68.19+/- Acres High-Visibility Development Site on Walden Avenue
 12181 Walden Ave, Alden, NY 14004



OFFERING SUMMARY

Sale Price: Call for Details

Lot Size: 68.19 Acres

Zoning: RESIDENTIAL & COMMERCIAL

PROPERTY OVERVIEW

Rare opportunity to acquire a 68.19± acre residential/commercial vacant land assemblage consisting of four parcels with frontage along Walden Avenue in Alden, NY. This expansive, level site offers exceptional flexibility for phased development, owner-user occupancy, or long-term investment.

LOCATION OVERVIEW

Located in Alden, NY, minutes from Buffalo and surrounding suburbs. Easy access to Route 33 and major regional highways. Close proximity to retail, services, and transportation routes.

PROPERTY HIGHLIGHTS

- Total land area: 68.19± acres
- Four (4) parcels offered together
- Prominent frontage along Walden Avenue
- Vacant land – ready for development
- Level and usable topography
- Excellent visibility and signage potential
- Suitable for large-scale or phased development
- 301+/- FT of Frontage

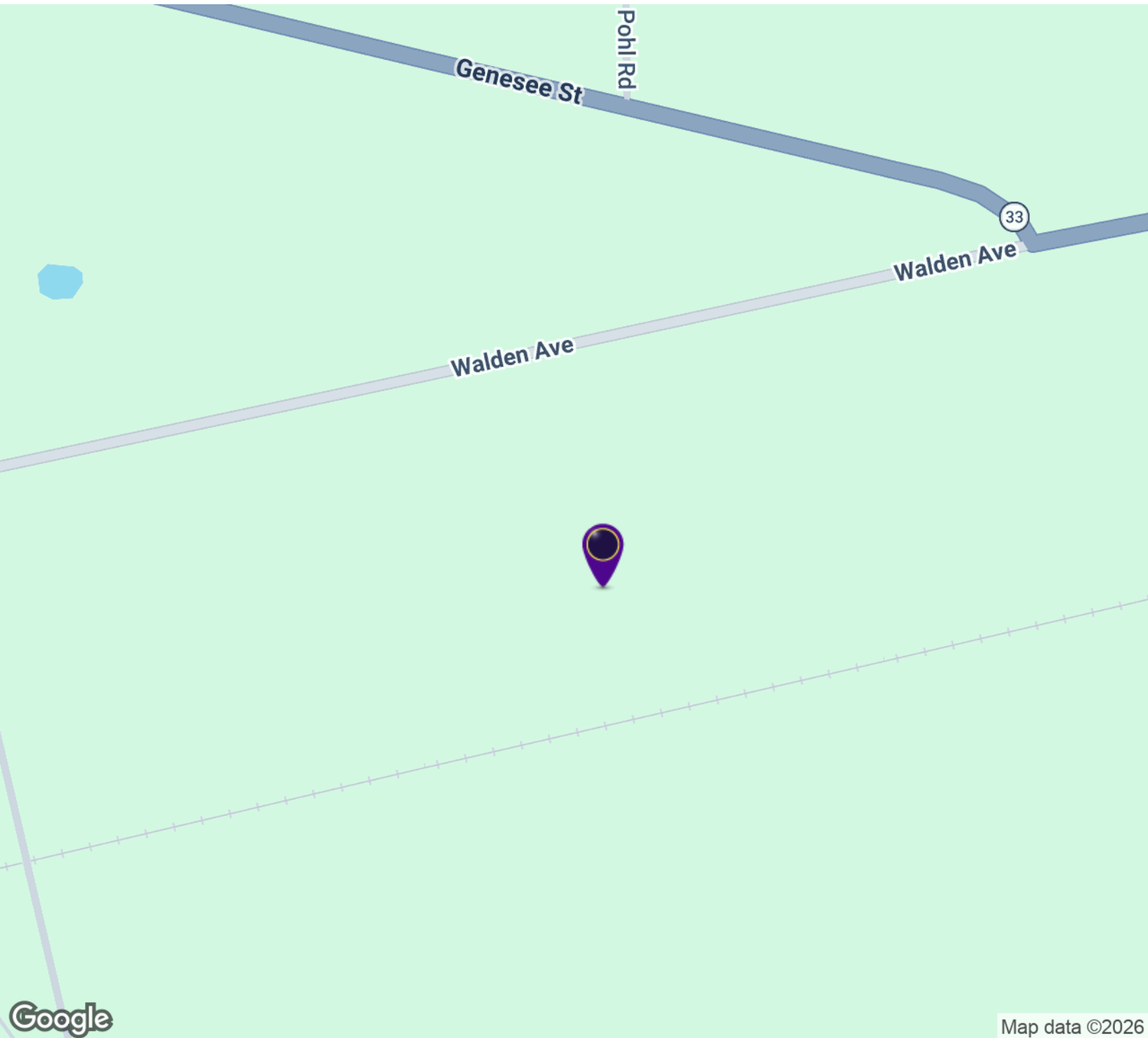


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LOCATION MAP

68.19+/- Acres High-Visibility Development Site on Walden Avenue
12181 Walden Ave, Alden, NY 14004

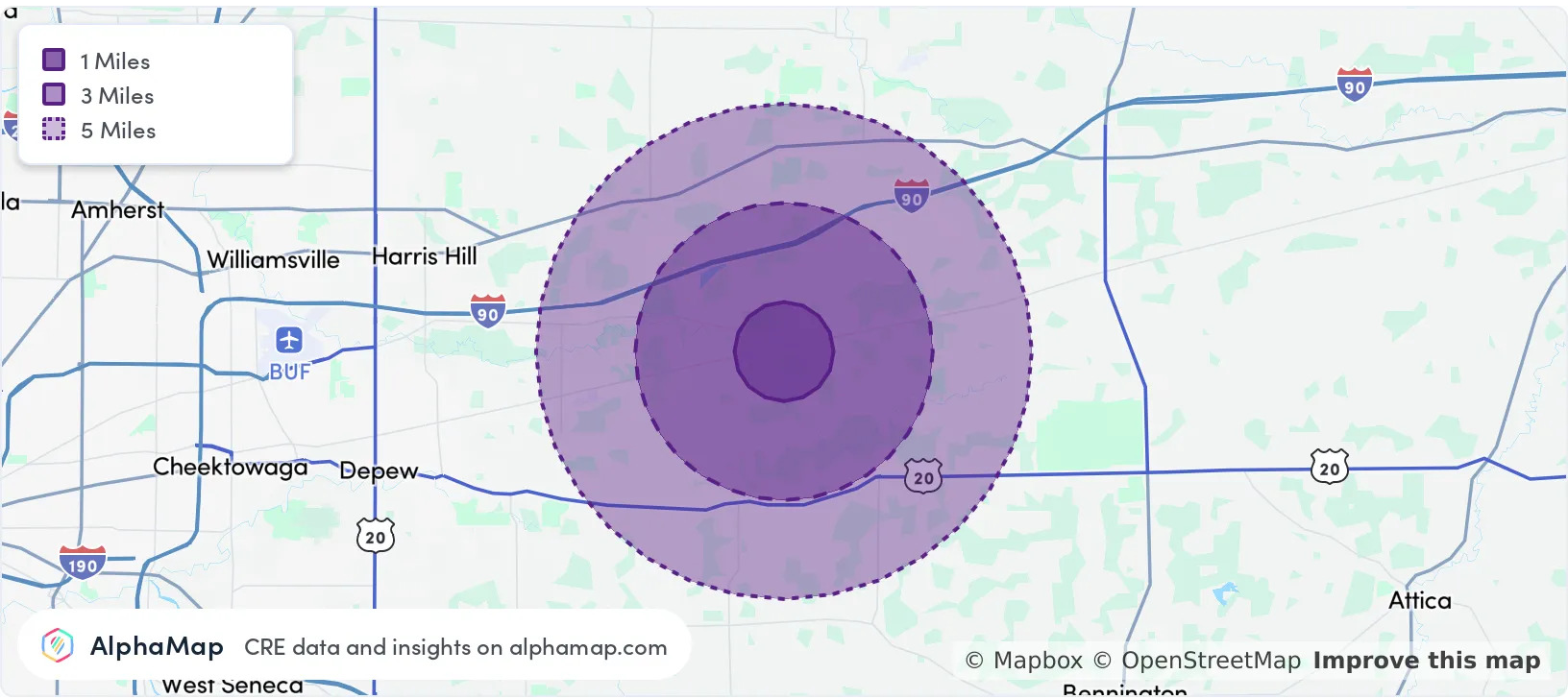


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AREA ANALYTICS

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,200	5,440	19,488
Average Age	49	46	47
Average Age (Male)	46	44	46
Average Age (Female)	63	51	49

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	178	1,814	7,740
Persons per HH	6.7	3	2.5
Average HH Income	\$29,040	\$71,790	\$95,305
Average House Value	\$120,274	\$248,957	\$310,450
Per Capita Income	\$4,334	\$23,930	\$38,122

Map and demographics data derived from AlphaMap



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