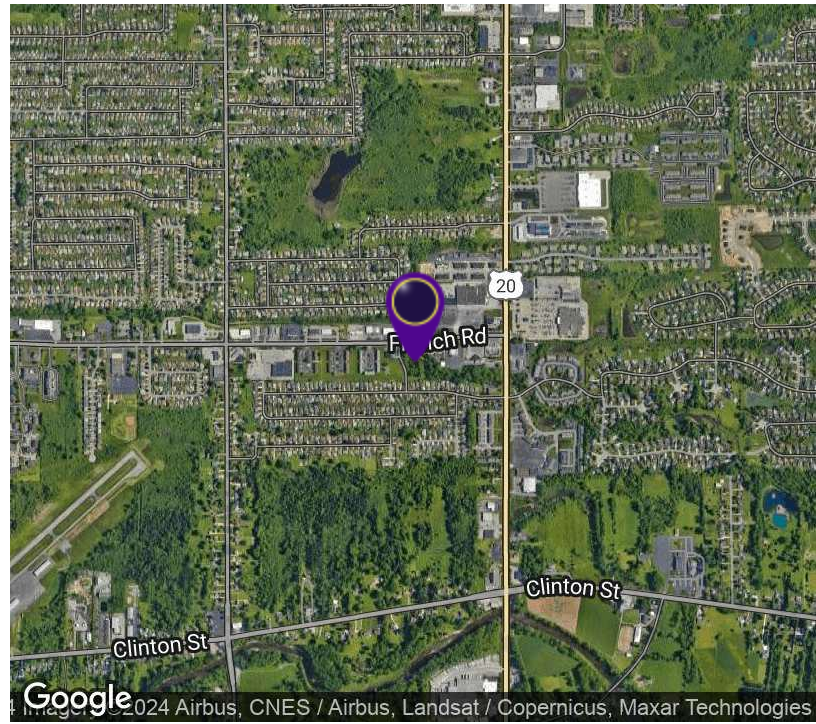


# Vacant Land - Development Site

1401 French Road , Depew, NY 14043



## OFFERING SUMMARY

Sale Price: Call for More Details

Lot Size: 2.18 Acres

Zoning: NS - Neighborhood Services

## PROPERTY OVERVIEW

Vacant land located at the corner of French & Slate Road. High visibility from French Road and easily accessible with 290' +/- of frontage. Site has preliminary development plans for office / medical building. Ideal for any medical, office, retail, restaurant or commercial use. Close proximity to the regional shopping area.

## LOCATION OVERVIEW

Located at the corner of French & Slate Road in Depew, NY. The vacant land is between Transit Road & Borden Road. Minutes from local shops, restaurants, and businesses and a few hundred feet from the traffic signal intersection of Transit Road & French Road. Easy access to the New York State Thruway I-90 and Aurora Expressway Route 400.

## PROPERTY HIGHLIGHTS

- Excellent Corner Location
- High Visibility
- 290' +/- of Frontage on French Road
- Just West of Transit Road
- Pre Existing Preliminary Development Plans



**RICK RECCKIO**  
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4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
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ADDITIONAL PHOTOS

# Vacant Land - Development Site

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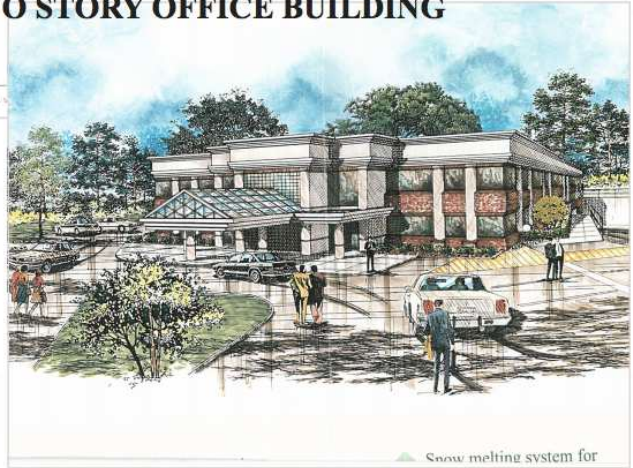
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**PROPOSED TWO STORY OFFICE BUILDING**

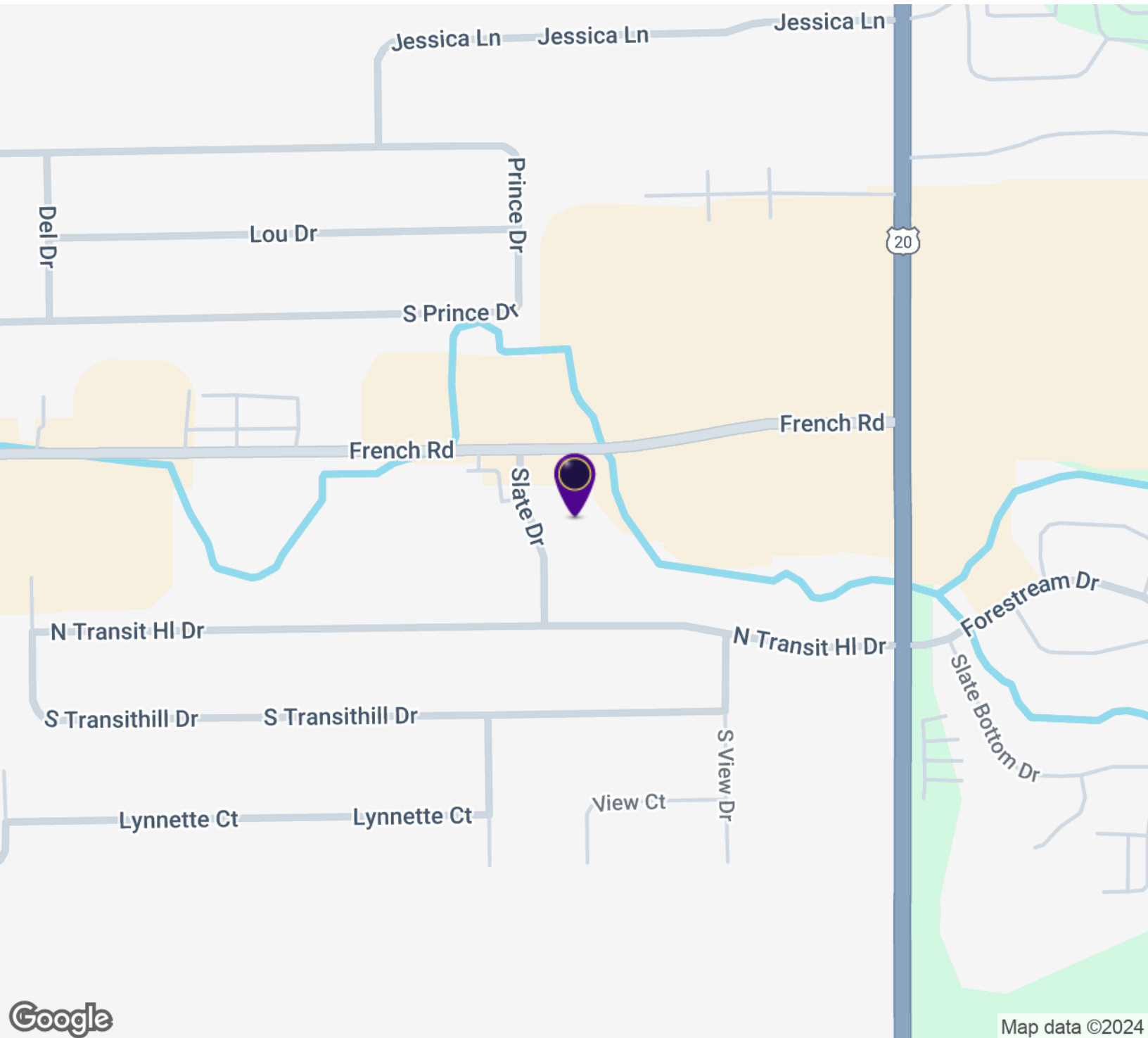


**PROPOSED ONE STORY OFFICE BUILDING**



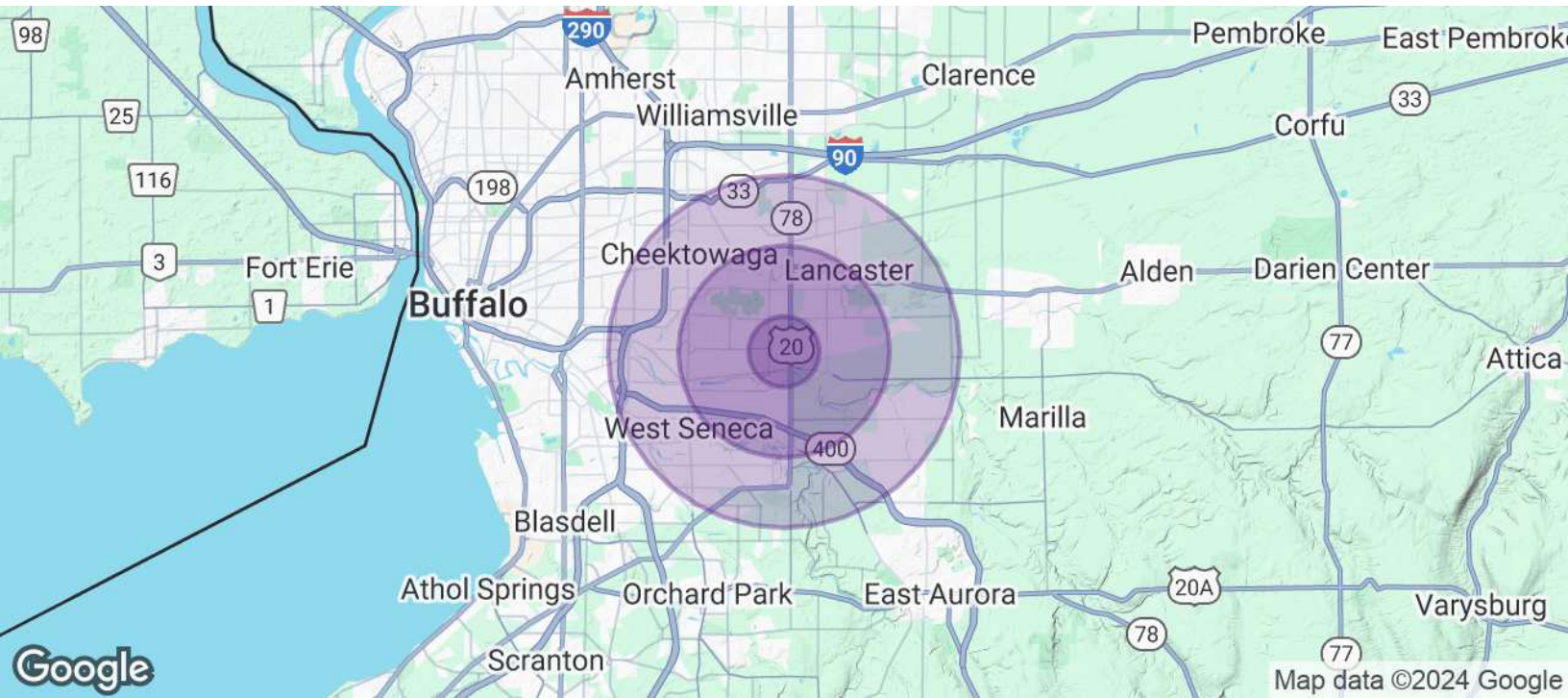
# Vacant Land - Development Site

1401 French Road , Depew, NY 14043



# Vacant Land - Development Site

1401 French Road , Depew, NY 14043



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,480	53,639	143,568
Average age	47	45	45
Average age (Male)	45	44	43
Average age (Female)	48	47	46
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,442	23,551	63,858
# of persons per HH	2.1	2.3	2.2
Average HH income	\$96,048	\$104,422	\$96,823
Average house value	\$274,747	\$273,910	\$259,077

\* Demographic data derived from 2020 ACS - US Census



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