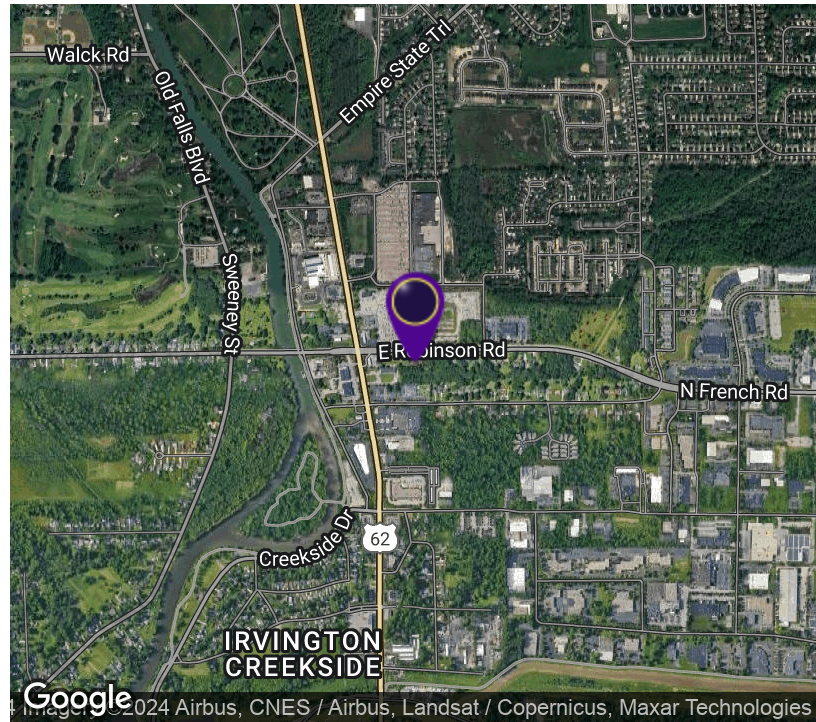


# Vacant Land Development

3841 East Robinson Road , Amherst, NY 14228



## OFFERING SUMMARY

Sale Price: \$1,300,000

Available SF:

Lot Size: 2.3 Acres

Price / SF: \$12.98

## PROPERTY OVERVIEW

2.3-acre development site just off Niagara Falls Blvd and adjacent to Sunoco on the corner of Niagara Falls Blvd. across from the Tops, Kohls, & Wegmans East Robinson Road Plaza's entrance. Also available to the east is a 1.3-acre site with 201' +/- of frontage giving you a total of 775' +/- of East Robinson Road frontage with 3.6 total acres. Access to Niagara Falls Blvd available. At the owners request please do not walk or drive on this property, if interested contact the listing broker.

## LOCATION OVERVIEW

574' of frontage located just off the corner of Niagara Falls Blvd. between Tonawanda Creek Road & Creekside Drive and to the west of Sweethome Road.

## PROPERTY HIGHLIGHTS

- Excellent Exposure & Visibility
- Just East of Niagara Falls Blvd
- Lot Size 574' x 190' Deep on 2.3 Acres
- Motivated Seller



**RICK RECCKIO**  
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ADDITIONAL PHOTOS

# Vacant Land Development

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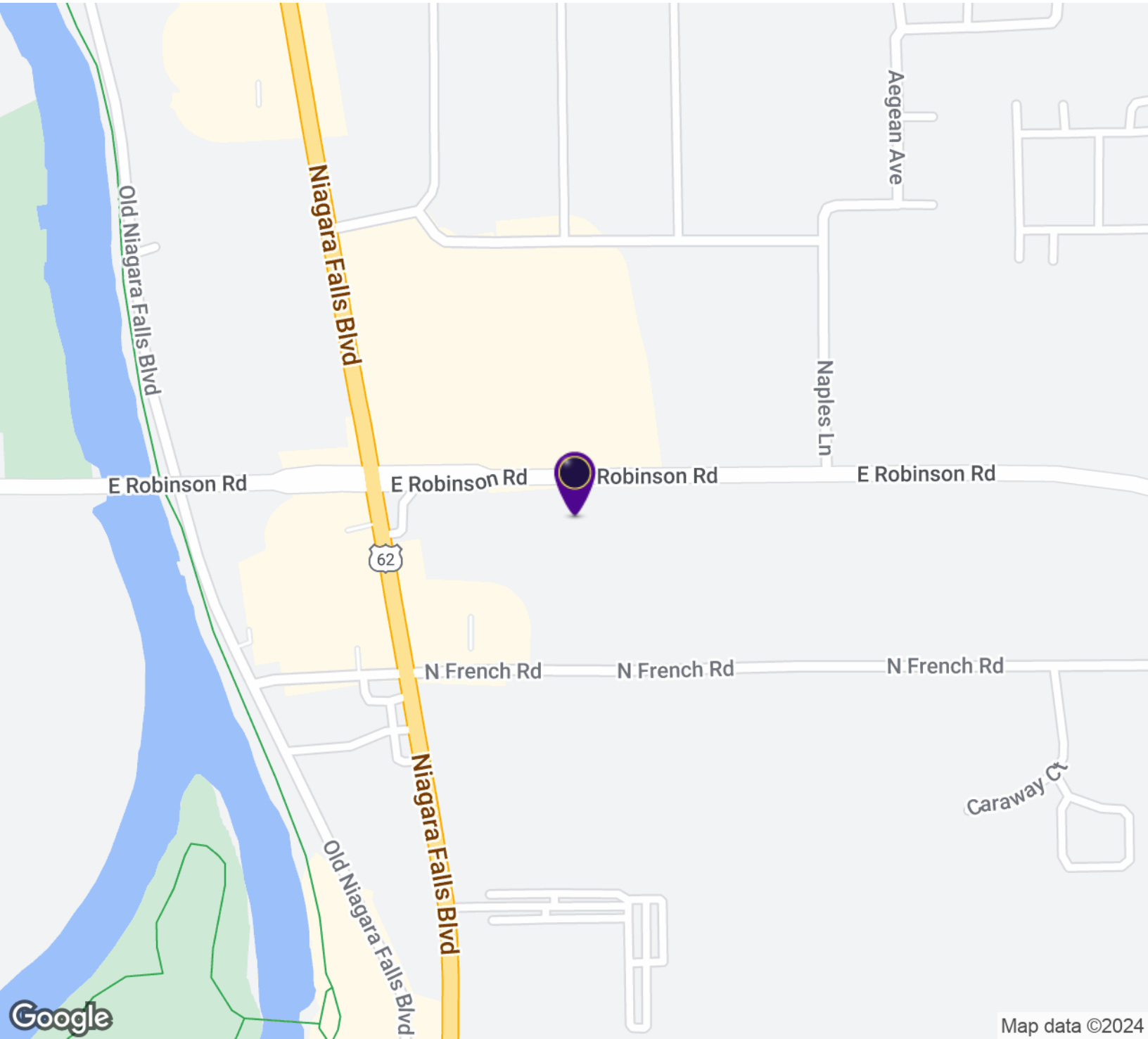


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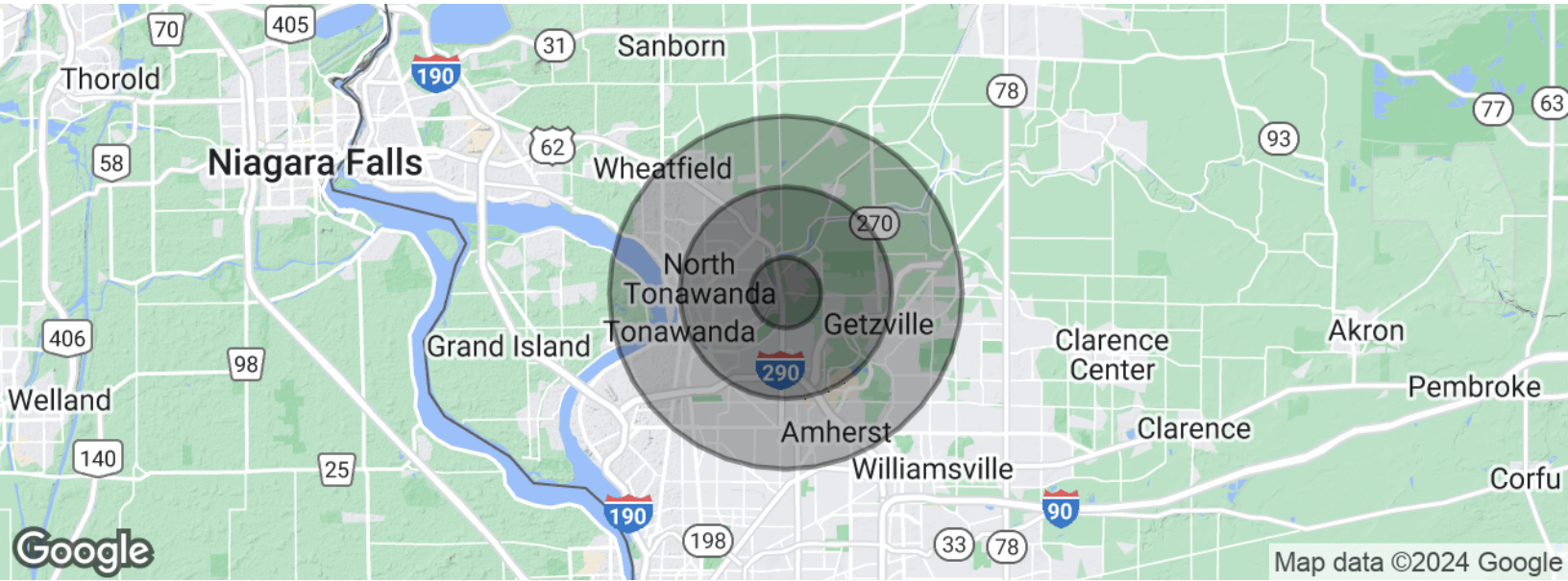
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# Vacant Land Development

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,160	57,427	179,678
Median age	35.9	38.6	40.2
Median age (Male)	33.4	35.3	37.6
Median age (Female)	39.5	42.1	42.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,632	24,280	74,293
# of persons per HH	2.3	2.4	2.4
Average HH income	\$59,837	\$59,192	\$60,716
Average house value	\$165,777	\$167,132	\$145,436

\* Demographic data derived from 2020 ACS - US Census



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