



34 S Cascade Dr

34 S Cascade Dr, Springville, NY 14141



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FOR SALE | 34 S Cascade Dr

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Offering Summary

Sale Price:	\$700,000
Lot Size:	1.29 Acres
Zoning:	CIP/Commercial-Industrial Park District
Market:	Buffalo-Cheektowaga
Submarket:	Springville / Concord
Traffic Count:	10,225

Property Overview

34 S Cascade Dr is an exceptional retail opportunity in the heart of Springville, NY. This 1.29-acre pad site offers an unbeatable location with easy access to Buffalo / Pittsburgh Highway Rt 219 and is surrounded by a variety of national retailers. With its shovel-ready status, this property is ready for development and offers immense potential for a wide range of businesses. The CIP/Commercial-Industrial Park District zoning allows for various commercial uses, ensuring flexibility for your vision. One of the standout features of this property is its two points of ingress/egress, providing maximum convenience and accessibility for customers. Additionally, the site is already equipped with utilities, further streamlining the development process. Located in the Springville/Concord submarket, this is an opportunity you don't want to miss. Take advantage of this prime retail location and make your mark in the thriving Springville community.

Property Highlights

- Shovel Ready Site
- Utilities Already On-Site
- Surrounded by National Retailers
- Two Points of Ingress / Egress

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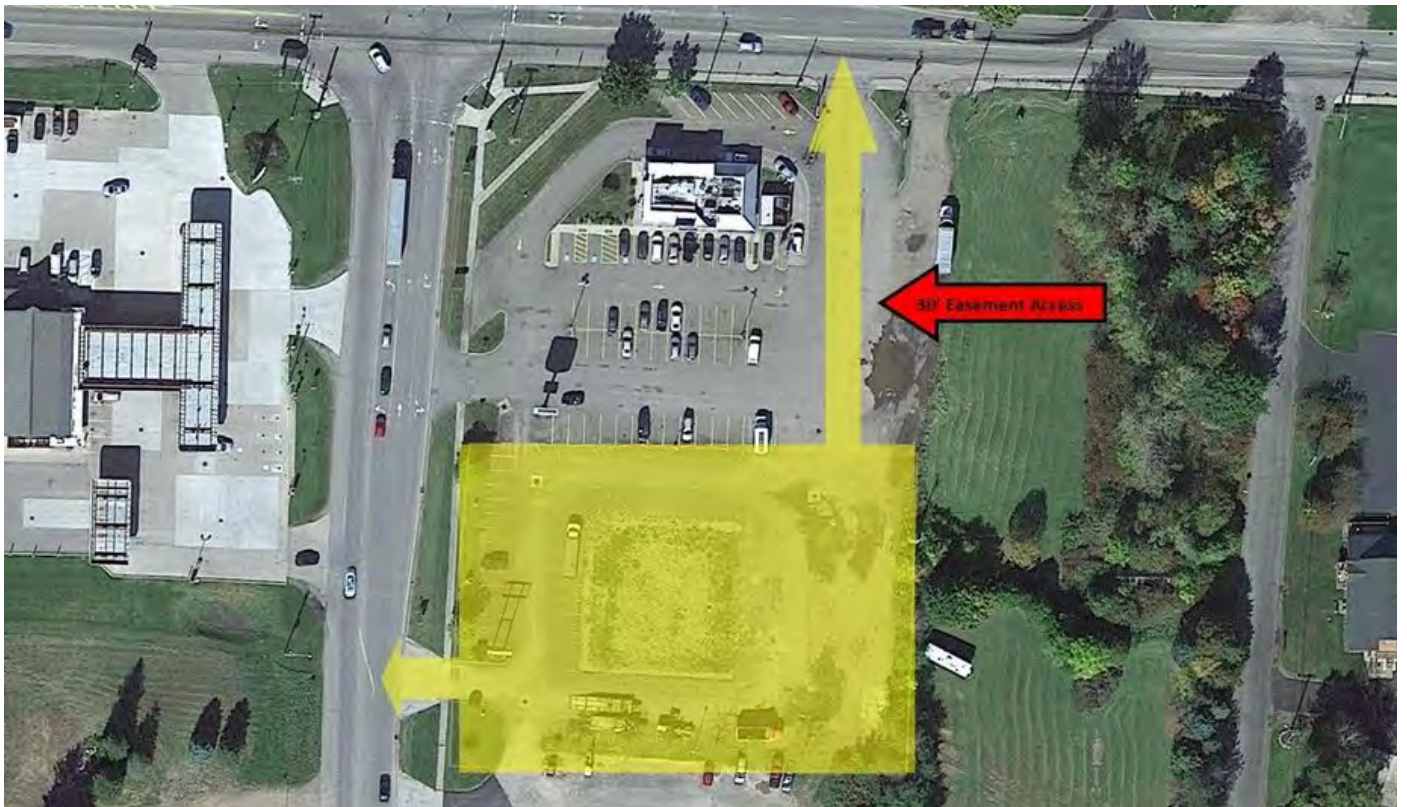
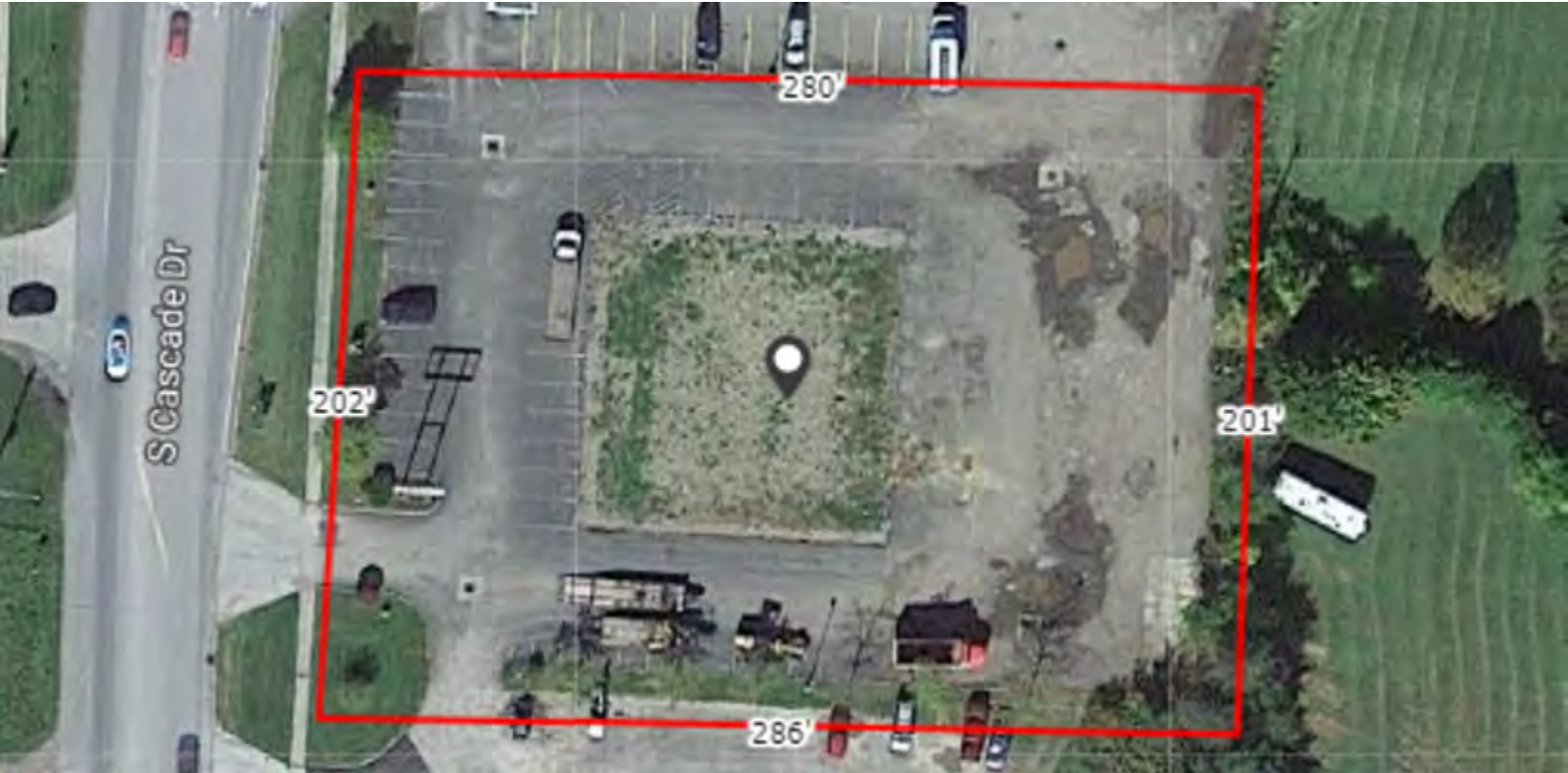
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Google

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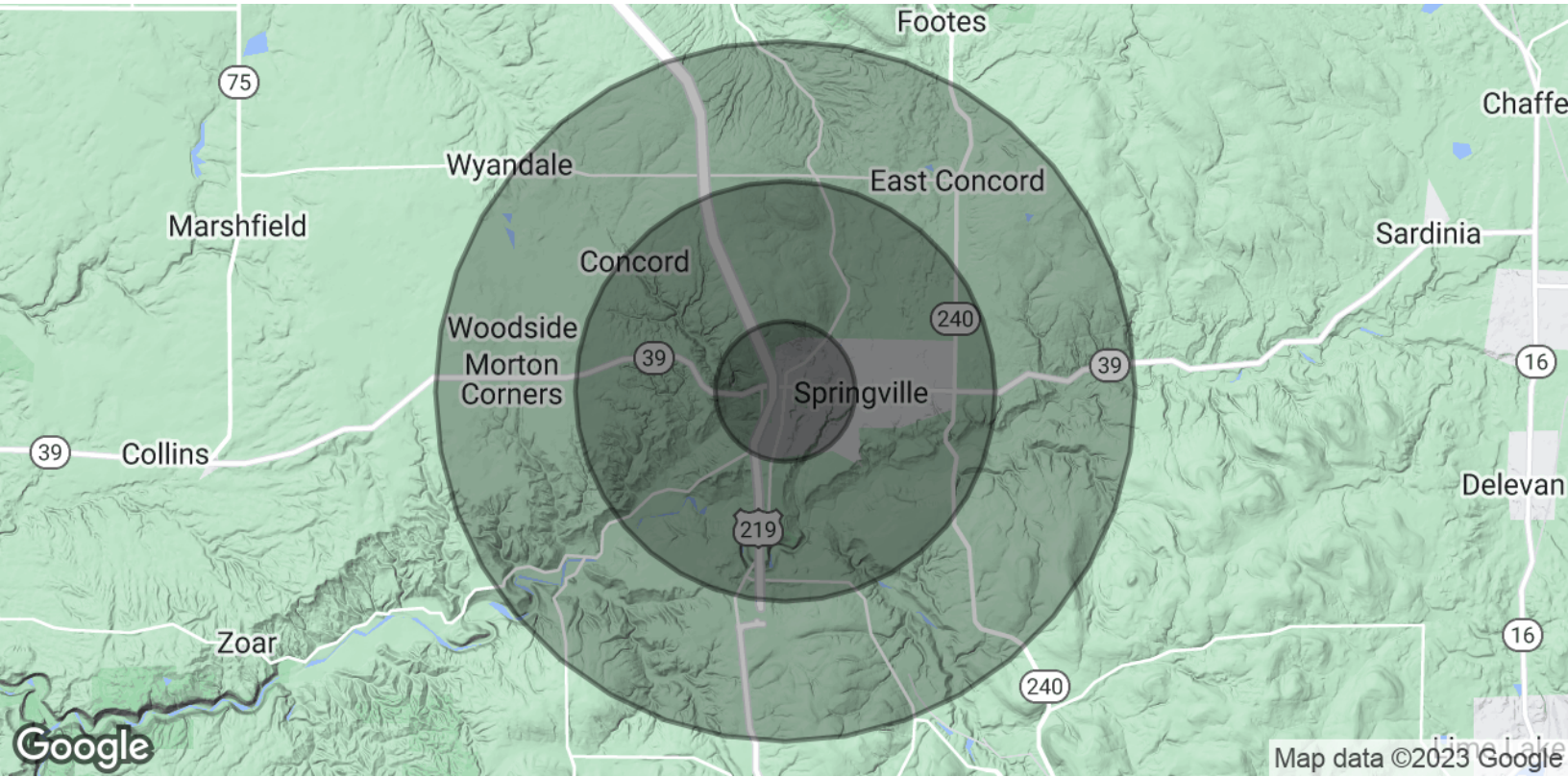
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Population	1 Mile	3 Miles	5 Miles
Total Population	2,256	6,774	9,808
Average Age	41.8	42.0	42.2
Average Age (Male)	32.2	33.9	36.0
Average Age (Female)	48.3	47.5	46.3
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	967	2,871	4,096
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$51,463	\$52,822	\$54,353
Average House Value	\$134,508	\$133,839	\$131,536

* Demographic data derived from 2020 ACS - US Census

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