

# 1271 Abbott Road, Lackawanna, N.Y.



**Prime development corner along Abbott Road corridor located 0.1 mile north of the heavily travelled Ridge/Abbott Road intersection and 0.2 miles south of the Buffalo city line and the renowned South Buffalo residential/commercial neighborhood.**

**Note:** Property identifiers are for placement only. Not to scale.

**Contact Venture Brokerage Group for more information!**

1255, 1265, 1269, 1271 Abbott | 1271 Abbott Rd  
1,644 SF | Retail Building | Buffalo, NY | \$750,000 (\$456/SF)

#### AVAILABLE OPPORTUNITY

- 1.3-acre +/- redevelopment site
- For sale

#### PROPERTY HIGHLIGHTS

- Corner lot

- Directly across from Abbott Road Plaza (Save-a-Lot, Family Dollar, McDonald's, etc.)
- Traffic signal at plaza entrance
- Existing automotive shop on site
- Zoning: Neighborhood Commercial



Stephen  
DeMeo



585-615-1102

2815 Monroe Ave  
Rochester, NY 14618



## 2048 Abbott Road, Lackawanna, N.Y.



2048 Abbott Road, Lackawanna, New York 14218

6,880 SqFt 0.740 Acres

Listing ID B1285373

**\$125,000**

High traffic commercial corner lot. Situated near residential area and established commercial businesses. Ideal for store, apartments or office building. Possible owner financing.

***Highly visible and heavily-traveled corner lot in Lackawanna, ideal for mixed use commercial/residential development. Convenient to schools, churches, parks and a just short 5 minute ride to I-90 Thruway.***

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**Contact Metro Roberts Realty for more information!** →

Listing Agent



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# City of Lackawanna, N.Y. Development Parcels – Data Estimates

## Demographics

Population	15 Minute*	30 Minute*	45 Minute*
Total Population	254,046	865,556	1,112,585
Total Households	111,778	3,689,990	466,560
Employees	191,352	503,509	610,517
Establishments	9,107	28,319	35,855
EDUCATION			
Total Population Age 25+	177,782	610,108	787,371
High School Grad	25.2%	24.1%	24.6%
Some College, No Degree	19.5%	18.8%	18.6%
Associates Degree	11.5%	11.6%	11.6%
Bachelors Degree	14.4%	17.8%	17.6%
Graduate Degree	9.8%	14.0%	13.9%
INCOME			
Median HH Income	\$38,801	\$49,966	\$51,345
Per Capital Income	\$25,304	\$29,988	\$30,675

\* Drive time from 8 Dona St. Lackawanna, NY. 2018. EMSI

## Annual Average Daily Traffic (AADT)\*

ROAD	AADT*
NYS Route 5 (Combined North/South)	42,200
Ridge Road (Combined East/West) **	20,000
Abbott Road (Combined North/South) **	22,000

\* NYS DOT Traffic Data Viewer. Numbers rounded.

\*\* Counts within Lackawanna city boundaries

