## 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

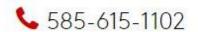
- Corner lot

- 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





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.

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

Contact Metro Roberts Realty for more information!

Listing Agent



Lynn Kelley Email: LmKelley1120@gmail.com

Office: 716-646-6400

Cell: 716-508-0502



# 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,<br>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   |

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 |

<sup>\*</sup> NYS DOT Traffic Data Viewer. Numbers rounded.



<sup>\*\*</sup> Counts within Lackawanna city boundaries

<sup>\*</sup> Drive time from 8 Dona St. Lackawanna, NY. 2018. EMSI