



## ***ECONOMIC DEVELOPMENT OPPORTUNITIES IN LACKAWANNA, N.Y.***



*February 1, 2023*

*Prepared by: City of Lackawanna Marketing & Public Information Office*



# Economic Development Opportunities in Lackawanna, N.Y.

Build and grow your business here!



Lackawanna offers several attractive development opportunities within its 6.6 sq. mile footprint:

- **Commerce and Industry** – light manufacturing, warehousing and distribution options on redeveloped former industrial parcels including 240 acres on the former Bethlehem Steel site and nearby city-owned parcel, .
- **Culture and Recreation** – mixed/adaptive reuse opportunities within walking distance of Our Lady of Victory Basilica national shrine, the Lackawanna Carnegie Public Library and the Buffalo & Erie County Botanical Gardens in neighboring Olmstead-designed South Park.
- **Education and Community** – this prime residential area, housing the city’s public/charter schools and senior/community center facility, offers **limited mixed-use and/or adaptive re-use opportunities** on private parcels.
- **Shopping and Retail** – multiple **mixed/adaptive reuse** opportunities exist along Abbott Road, including re-imagining Lackawanna’s well-traveled western entrance at Abbott Rd. & Ridge Rd.

**This brochure contains the following information regarding available development opportunities in Lackawanna, N.Y.**

A Development Message from Lackawanna’s Mayor

Federal Opportunity Zone & Brownfield Opportunity Area

**RENAISSANCE  
COMMERCE PARK**  
(former Bethlehem Steel)  
County-owned

**ALLIANCE DR.**  
Light Manufacturing/  
Warehousing/ Distribution  
City-owned

**264 Ridge Road**  
*Mixed-Use Commercial /  
Residential*  
City-owned

**100 DONA ST.**  
*Multifamily Residential*  
City-owned

**WILMUTH AVE**  
Light Manufacturing/  
Warehousing/ Distribution  
City-owned

**539 Ridge Road**  
*Mixed-Use Commercial /  
Residential*  
City-owned

**2719 SOUTH PARK AVE.**  
Adaptive Re-use/  
Re-development  
Private for Sale

**1361 ABBOTT ROAD**  
Re-development  
Private for Sale

**2048 Abbott Road**  
Re-development  
Private for Sale

**Lackawanna  
Development Parcel**  
Data Estimates

## ***Creating a new business economy from the legacy of Lackawanna's storied industrial past.***

For over 80 years, the identity of Lackawanna, N.Y. was linked to the Bethlehem Steel Corporation. At its peak, over 20,000 people were employed at Bethlehem's plant in the "Steel City," which produced steel for many of the 20<sup>th</sup> Century's largest construction projects. In the 40 years that followed the plant's closing, Lackawanna's local economy rapidly declined as a burdensome tax structure made it nearly impossible to attract new business investments to our city.

Since becoming Mayor in January, 2020, my administration has launched new legislation and initiatives to rebuild Lackawanna's economy. And I'm excited to say that a new economic day is dawning in our city, one offering attractive development opportunities from the legacy of our industrial past. Inspired by the introduction of a highly competitive unified city tax rate and the creation of strong, collaborative relationships with federal, state and county partners, Lackawanna is once again open for business! ***In just the past 3+ years, over \$130 million in new development projects have been initiated or completed in Lackawanna. With more planned.***

The most prominent development opportunities lie within Renaissance Commerce Park; a new advance manufacturing, warehousing and distribution campus emerging on approximately 240 acres of former steel plant property – an effort spearheaded by Erie County Government and the Erie County Industrial Development Agency, in partnership with the City of Lackawanna. Renaissance Commerce Park, located within Lackawanna's Federal Opportunity Zone and Brownfield Opportunity Area, features a world-class intermodal transportation infrastructure (truck, rail, ship) from the site's industrial past and Foreign Trade Zone designation from the adjacent Port of Buffalo, the first major U.S. port of call upon entering the Great Lakes.

Additional development opportunities, also tailored to advance manufacturing, warehousing and distribution projects, are available just east of the new commerce park on various multi-acre city-owned parcels conveniently accessible from New York State Route 5. These former industrial parcels also sit within Lackawanna's Federal Opportunity Zone and Brownfield Opportunity Area.

Mixed-use development opportunities are possible along Ridge Road, the city's main east/west traffic corridor. Each has a historical connection to Lackawanna's industrial past and the various multi-ethnic neighborhoods which arose from the steel plant's growth. These development parcels are just minutes from the city's cultural center, which includes Our Lady of Victory Basilica, the Carnegie-designed Lackawanna Library and the neighboring Olmstead-designed South Park and Buffalo/Erie County Botanical Gardens.

The City of Lackawanna is proud of its industrial past and excited by the opportunities its legacy provides for creating a new, vibrant future. It's a great time to locate or expand a business in Lackawanna and we welcome qualified developers to become a part of the next chapter in our city's rich industrial and cultural history.



***Annette Iafallo***  
***Mayor – City of Lackawanna, N.Y.***



## Federal Opportunity Zone and Brownfield Opportunity Area

For over 80 years, the former Bethlehem Steel Corporation operated one of the country's largest steel plants in the city of Lackawanna, New York. Although the Lackawanna Plant ceased operations some 40 years ago, one of the legacies of the past industrial use is several hundred acres of developable land serviced by road, rail and water, which is positioned to take advantage of New York State's lucrative Brownfield Clean Up Program (BCP) cash-back tax incentives and Federal Opportunity Zone (FOZ) tax benefits.

The BCP benefits are available "as-of-right" for parcels in the program provided the developer follows the redevelopment plans approved by New York State Department of Environmental Conservation (NYS DEC). Over a hundred acres are already in the program and ready for development. Many more acres appear to meet the program requirements and are positioned to take advantage of the BCP and FOZ benefits. As set forth below, the BCP tax credits bring real money back to project investors for costs related to site preparation and qualified tangible property:

- Site preparation – includes all approved costs determined reasonable and necessary by the NYS DEC to make the property ready for development. These may include engineering costs and remediation activities, such as demolition, excavation, soil disposition and related preparation steps. The value of the site preparation tax credit ranges up to 50% of the costs incurred claimable in the tax year following the issuance of a certificate of completion (COC). Buildings planned for a brownfield parcel do not have to be constructed to receive the site preparation tax credit.
- Qualified tangible property (QTP) – provides tax credits up to 22% of the value of improvements (structures and other depreciable assets) constructed on a brownfield parcel, capped at the lesser of \$35 million or six times the site prep costs for manufacturing projects and three times for all other development projects. There is a 10-year period from issuance of the COC to operationalize the constructed facilities and claim the QTP tax credit.

For illustration purposes, if a developer planning a project on a city of Lackawanna brownfield-designated parcel were to invest \$2 million for preparation and \$20 million for tangible property development, they would be eligible for a total BCP tax credit of \$5.4 million:

| BCP Tax Credit Category     | Amount   | How Calculated                                 |
|-----------------------------|----------|--|
| Site Preparation            | \$ 1.0MM | 50% of \$2MM site preparation investment       |
| Qualified Tangible Property | \$ 4.4MM | 22% of \$20MM facility construction investment |
| Total BCP Tax Credit        | \$ 5.4MM |  |

Lackawanna's BOA is situated within a census tract that qualifies as a Federal Opportunity Zone, a designation allowing developers to defer capital gains taxes if they develop and/or improve properties located in the Opportunity Zone and hold them for at least 10 years. The Opportunity Zone designation also brings the potential for NYSERDA low-cost energy allocations. While brownfield development projects can be complicated, the financial incentives available for restoring these former industrial lands to productive re-use are substantial, especially for light manufacturing, warehousing and distribution projects.





# Renaissance Commerce Park

(former Bethlehem Steel Plant Site - Lackawanna, N.Y.)



The ***Erie County Industrial Development Agency*** (ECIDA) manages Renaissance Commerce Park, a redevelopment effort conducted on approximately 240 acres at the former Bethlehem Steel plant site in Lackawanna, N.Y. involving the federal, New York State, Erie County and City of Lackawanna governments.

The property is adjacent to ***deep-water port access*** at the Port of Buffalo, the first major U.S. Port Call encountered when entering the Great Lakes. The Port consists of 28 terminals and features a 230-ton American crawler crane.

For more information on available parcels at Renaissance Commerce Park in Lackawanna, N.Y, visit [www.ecidany.com](http://www.ecidany.com) and click the Renaissance Commerce Park tab at the top.





# Renaissance Commerce Park (led by Erie County and the ECIDA in partnership with Lackawanna)



PREPARED BY ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING, OFFICE OF GEOGRAPHIC INFORMATION SERVICES, 9/14/2021

**RENAISSANCE**  
**COMMERCE PARK**  
DEVELOPMENT PROJECTS, 2021  
LACKAWANNA, NEW YORK





# Alliance Drive, Lackawanna, N.Y.

*Brownfield and Opportunity Zone Parcel - Light Manufacturing, Warehousing/Distribution*



Located off NYS Route 5 just east of Renaissance Commerce Park, the nearly 7 acre parcel is perfect for *light manufacturing, warehousing and distribution operations*.

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

## CONTACT US FOR MORE INFORMATION:

- 716-827-6677 or [lackawannadevelopment@lackny.com](mailto:lackawannadevelopment@lackny.com)

## Parcel At a Glance

|                     |  |
|---------------------|--|
| Acres Available     | 7 (approximate)  |
| County/City         | Erie County / City of Lackawanna, NY                                       |
| Zoning              | Commercial (Mixed Commercial Industrial)                                   |
| Special Designation | City of Lackawanna Brownfield Opportunity Area<br>Federal Opportunity Zone |
| Special Incentives  | Potential for Brownfield Tax Credits                                       |

## Utilities

|               |               |
|---------------|---------------|
| Natural Gas   | National Fuel |
| Electric      | National Grid |
| Sewer & Water | Erie County   |

## Travel



Alliance Drive is ~ 7-10 minutes by vehicle from:

- NYS Thruway I-90
- NYS Thruway I-190
- Downtown Buffalo
- Peace Bridge (entry to Canada)



# 264 Ridge Road, Lackawanna, N.Y.

*Opportunity Zone Parcel - Mixed-Use Commercial / Residential Development (Food Desert)*



*Located on Ridge Road ~ 0.5 miles east of NYS Route 5 in a commercial/residential neighborhood and within a food desert, this 2.5 acres site is ideally suited for a mixed-use project including grocery, pharmacy and retail component.*

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

## CONTACT US FOR MORE INFORMATION:

- 716-827-6677 or [lackawannadevelopment@lackny.com](mailto:lackawannadevelopment@lackny.com)

## Parcel At a Glance

|                     |  |
|---------------------|--|
| Acres Available     | 2.5448   |
| County/City         | Erie County / City of Lackawanna, NY                                       |
| Zoning              | Commercial (Neighborhood Commercial)                                       |
| Special Designation | City of Lackawanna Brownfield Opportunity Area<br>Federal Opportunity Zone |
| Special Incentives  | N/A  |

## Utilities

|               |               |
|---------------|---------------|
| Natural Gas   | National Fuel |
| Electric      | National Grid |
| Sewer & Water | Erie County   |

## Travel

264 Ridge Road is ~ 7-10 minutes by vehicle from:

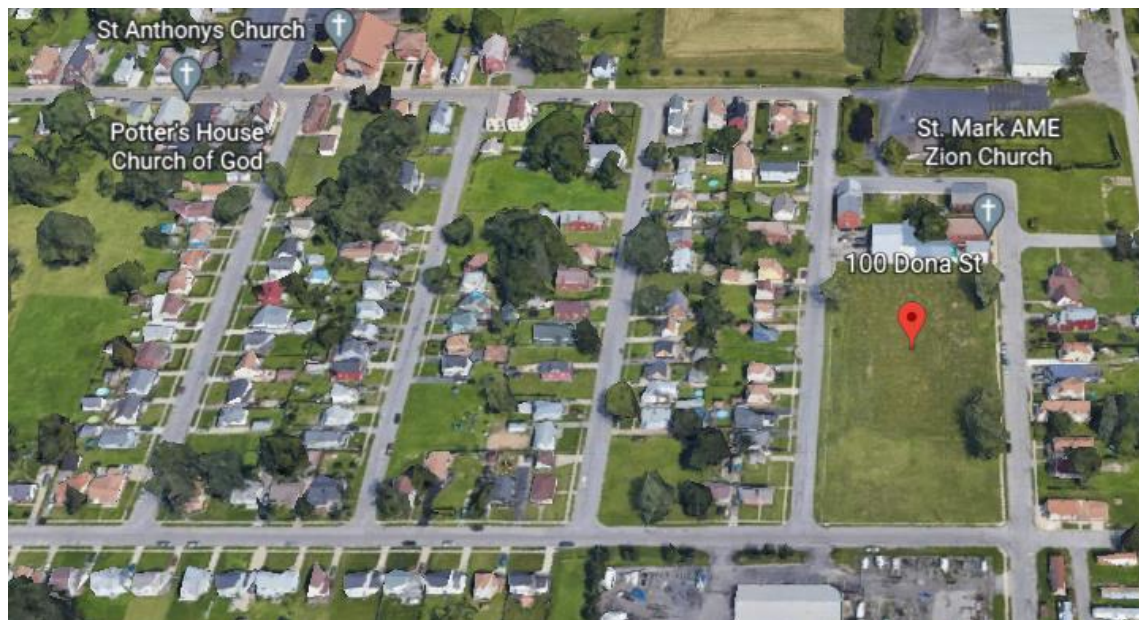
- NYS Thruway I-90
- NYS Thruway I-190
- Downtown Buffalo and waterfront
- Peace Bridge (entry to Canada)





# 100 Dona Street, Lackawanna, N.Y.

## Brownfield and Opportunity Zone Parcel - Multifamily Residential Housing Development



*Located off of NYS Route 5 in a residential neighborhood minutes from downtown Buffalo and a revitalized waterfront, a multifamily residential housing development on this 2+ acre parcel would be a perfect compliment to this neighborhood community.*

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

### CONTACT US FOR MORE INFORMATION:

- 716-827-6677 or [lackawannadevelopment@lackny.com](mailto:lackawannadevelopment@lackny.com)

### Parcel At a Glance

|                     |  |
|---------------------|--|
| Acres Available     | 2.16   |
| County/City         | Erie County / City of Lackawanna, NY                                       |
| Zoning              | Mixed Residential  |
| Special Designation | City of Lackawanna Brownfield Opportunity Area<br>Federal Opportunity Zone |
| Special Incentives  | Potential for Brownfield Tax Credits                                       |

### Utilities

|               |               |
|---------------|---------------|
| Natural Gas   | National Fuel |
| Electric      | National Grid |
| Sewer & Water | Erie County   |

### Travel

100 Dona Street is ~ 7-10 minutes by vehicle from:

- NYS Thruway I-90
- NYS Thruway I-190
- Downtown Buffalo and waterfront
- Peace Bridge (entry to Canada)



# Wilmuth Avenue, Lackawanna, N.Y.

## Brownfield and Opportunity Zone Parcel - Light Manufacturing, Warehousing/Distribution



**Located across from Renaissance Commerce Park off of NYS Route 5, this 2.5 acre parcel on Wilmuth Avenue is ideally suited for small light manufacturing, warehousing & distribution operations.**

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

**CONTACT US FOR MORE INFORMATION:**

- 716-827-6677 or [lackawannadevelopment@lackny.com](mailto:lackawannadevelopment@lackny.com)

### Parcel At a Glance

|                     |  |
|---------------------|--|
| Acres Available     | 2.5  |
| County/City         | Erie County / City of Lackawanna, NY                                       |
| Zoning              | Commercial (Mixed Commercial Industrial)                                   |
| Special Designation | City of Lackawanna Brownfield Opportunity Area<br>Federal Opportunity Zone |
| Special Incentives  | Potential for Brownfield Tax Credits                                       |

### Utilities

|               |               |
|---------------|---------------|
| Natural Gas   | National Fuel |
| Electric      | National Grid |
| Sewer & Water | Erie County   |

### Travel



Wilmuth Avenue is ~ 7-10 minutes by vehicle from:

- NYS Thruway I-90
- NYS Thruway I-190
- Downtown Buffalo
- Peace Bridge (entry to Canada)





City-Owned

# 539 Ridge Road, Lackawanna, N.Y. (IN NEGOTIATIONS)

Mixed-Use Commercial / Restaurant / Retail / Residential Parcel



**Located across from the Carnegie funded and designed Lackawanna Public Library and ~ 0.5 mile west of Our Lady of Victory Basilica and the Buffalo & Erie County Botanical Gardens in Olmstead-designed South Park, this nearly 1.3 acre parcel is a prime site for mixed-use commercial development.**

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

**CONTACT US FOR MORE INFORMATION:**

- 716-827-6677 or [lackawannadevelopment@lackny.com](mailto:lackawannadevelopment@lackny.com)

## Parcel At a Glance

|                     |  |
|---------------------|--|
| Acres Available     | 1.26                                     |
| County/City         | Erie County / City of Lackawanna, NY     |
| Zoning              | Commercial (Mixed Commercial Industrial) |
| Special Designation | N/A                                      |
| Special Incentives  | N/A                                      |

## Utilities

|               |               |
|---------------|---------------|
| Natural Gas   | National Fuel |
| Electric      | National Grid |
| Sewer & Water | Erie County   |

## Travel

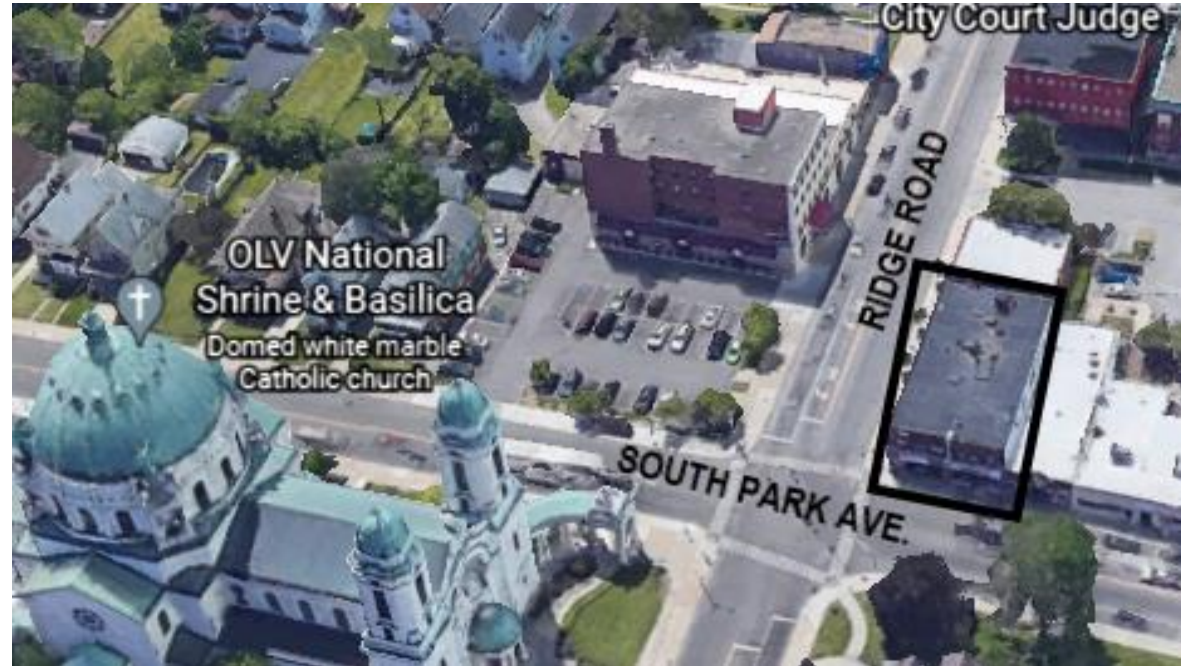


539 Ridge Road is ~ 7-10 minutes by vehicle from:

- NYS Thruway I-90
- NYS Thruway I-190
- Downtown Buffalo and waterfront
- Peace Bridge (entry to Canada)



# 2719 South Park Avenue, Lackawanna, N.Y.



**Just steps from the OLV Basilica National Shrine and the Buffalo & Erie County Botanical Gardens in Olmstead-designed South Park, bring your creative adaptive re-use ideas to this renowned corner in the heart of Lackawanna.**

**Contact Recckio Real Estate for more information!**

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

## Property Details

|               |                  |                |            |
|---------------|------------------|----------------|------------|
| Price         | Call For Details | Building Size  | 9,800 SF   |
| Property Type | Retail           | Total Lot Size | 0.67 Acres |



**Rick Recckio**  
Real Estate Broker  
NY #31RE0821429  
PA #RMR001968  
O: 716.998.4422  
C: 716.998.4422  
✉ [rick@recckio.com](mailto:rick@recckio.com)





# 1361 Abbott Road, Lackawanna, N.Y.

(former Sunoco Gas Station)



**Bring your creative re-development ideas to help transform this abandoned gas station site into a new, dynamic western entry point into the City of Lackawanna.**

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

**Contact Pyramid Brokerage for more information!**



## Property Details

This property consists of a 1,866 SF building situated on a 0.45 acre parcel of land located at the SWC of Abbott and Ridge Road.

|                |               |
|----------------|---------------|
| Property Name: | Sunoco Former |
| Sale/Lease:    | Sale          |
| Major Use:     | Retail        |
| Sub Use:       | Gas Station   |
| Building Size: | 1,866 ±SF     |
| Sale Price:    | \$350,000     |

## CONTACT



**Neville E. Gruenberg**  
Associate Real Estate Broker

**315-445-8510**

[ngruenberg@pyramidbrokerage.com](mailto:ngruenberg@pyramidbrokerage.com)



## 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](mailto: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         | 264,614    | 878,666    | 1,119,369  |
| Total Households         | 118,179    | 381,353    | 477,657    |
| Employees                | 179,089    | 485,921    | 585,363    |
| Establishments           | 9,125      | 28,050     | 35,132     |
| EDUCATION                |            |            |            |
| Total Population Age 25+ | 187,960    | 632,045    | 807,378    |
| High School Grad         | 24.5%      | 23.5%      | 23.6%      |
| Some College, No Degree  | 18.2%      | 17.8%      | 17.7%      |
| Associates Degree        | 11.7%      | 12.0%      | 12.2%      |
| Bachelors Degree         | 17.3%      | 19.9%      | 19.5%      |
| Graduate Degree          | 11.3%      | 14.8%      | 15.0%      |
| INCOME                   |            |            |            |
| Median HH Income         | \$46,973   | \$56,580   | \$58,223   |
| Per Capital Income       | \$28,722   | \$33,121   | \$33,766   |

\* Drive time from 2303 Hamburg Turnpike, Lackawanna, NY. 2021 ERSI

## 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

