



ECONOMIC DEVELOPMENT OPPORTUNITIES IN LACKAWANNA, N.Y.



March 12, 2025

Prepared by: City of Lackawanna Marketing & Public Information Office

Economic Development Opportunities in Lackawanna, N.Y.

Build and grown 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

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

**RENAISSANCE
COMMERCE PARK**
(former Bethlehem Steel)
County-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 20th 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	

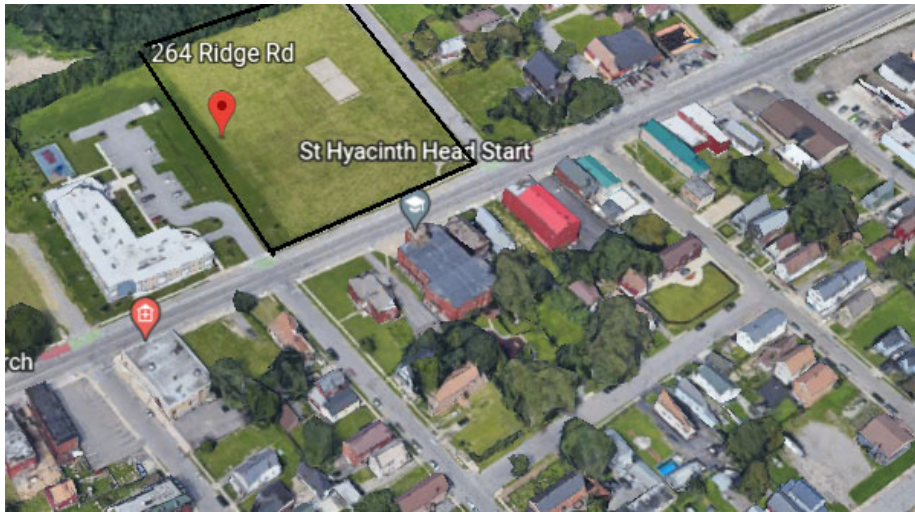
Lackawanna's BOA is situated within a census tract that qualifies as a Federal Opportunity Zone, a designation allowing developers to defer capital gains taxes if they develop and/or improve properties located in the Opportunity Zone and hold them for at least 10 years. The Opportunity Zone designation 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.



City-Owned

264 Ridge Road, Lackawanna, NY

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

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 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:

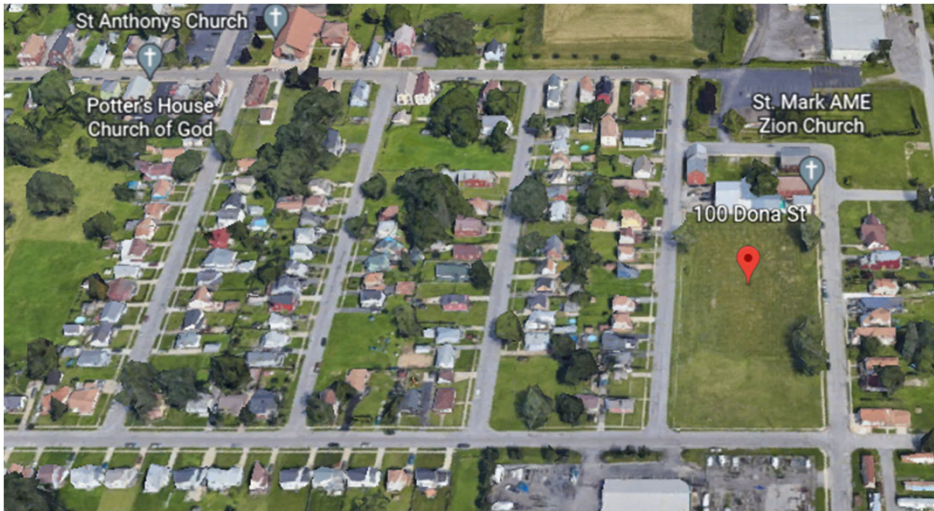
- NYS Thruway I-90
- NYS Thruway I-190
- Downtown Buffalo and waterfront
- Peace Bridge (entry to Canada)



City-Owned

100 Dona Street, Lackawanna, NY

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.

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- 716-827-6677 or 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 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)



City-Owned

Wilmuth Avenue, Lackawanna, NY

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

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
	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, NY

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

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)



Private Commercial Property for Sale

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



Private Commercial Property for Sale

2048 Abbott Road, Lackawanna, N.Y.



2048 Abbott Road, Lackawanna, New York 14218

6,880 SqFt 0.740 Acres

Listing ID B1285373

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



ECIDA-Owned

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 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



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

