

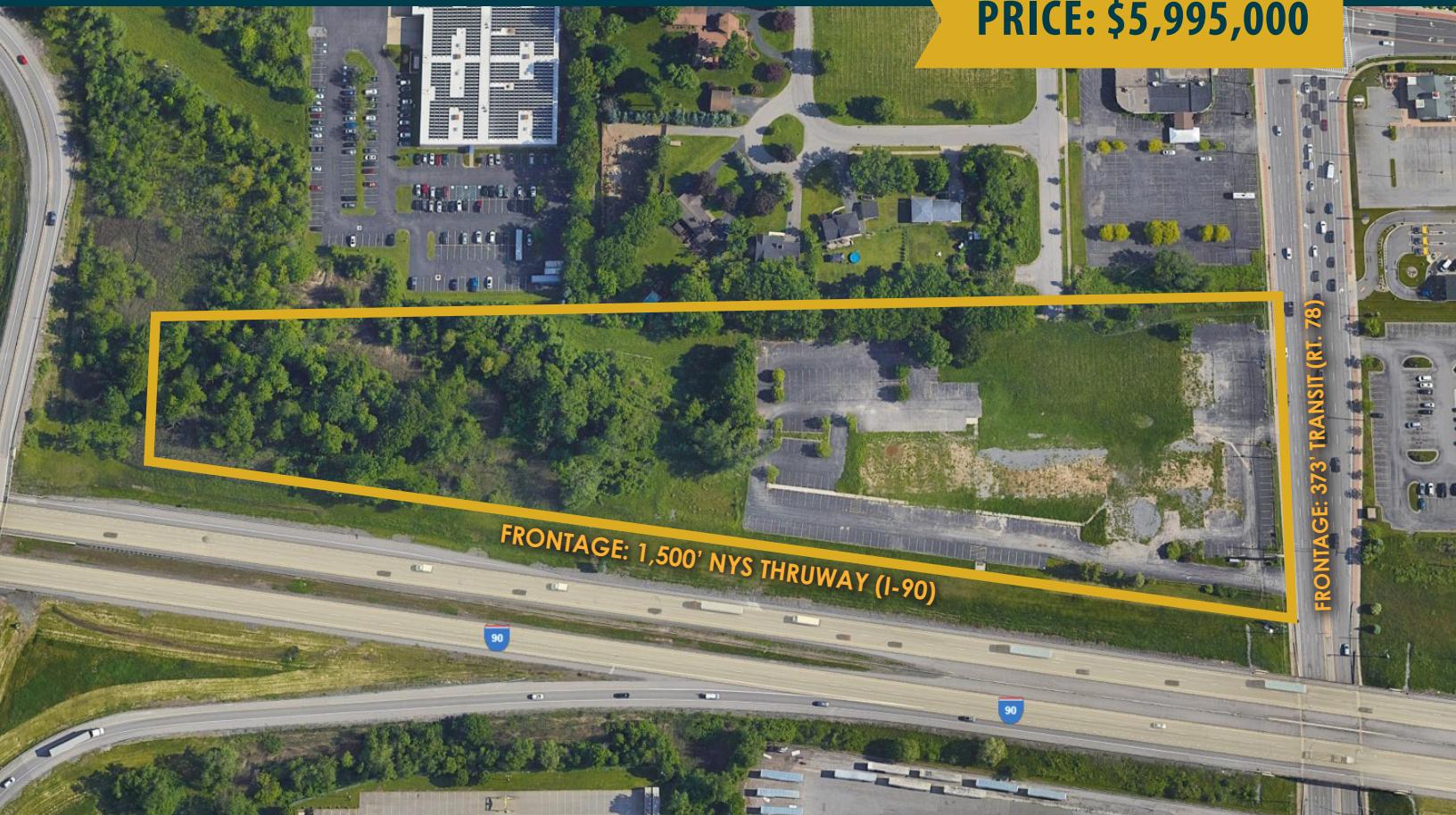
# AVAILABLE FOR SALE OR LEASE

6700 Transit Road | Williamsville, NY

PRIME 9 ACRE DEVELOPMENT SITE

## AT HIGHWAY INTERCHANGE COMMERCIAL ZONING

PRICE: \$5,995,000



### Outstanding Commercial Site at Transit Road and I-90 Interchange

This 9 acre commercially zoned, shovel-ready, and conveniently accessible parcel has nearly 2,000 feet of combined frontage on the I-90 and Transit Road (Rt 78). Proximate to Transit Road/I-90 interchange and Buffalo Niagara International Airport. The Site is at the nexus of the townships of Clarence, Cheektowaga, Amherst and Clarence. Ideal for Wholesale Retail, Grocery / Supermarket, Big Box Retail, Automotive Dealership, Hospitality, and Leisure/Entertainment.

### Property Highlights:

#### Current Zoning:

- Front - (CM) Commercial
- Rear (M2) - Light Industrial

#### Frontage:

- Transit Road (Rt. 78) 373'
- NYS Thruway (I-90) 1,500'

#### Traffic Counts:

- Transit Road – 41,729
- I-90 at Exit 49 – 34,230

#### Demographics: 5 Mile

Population: 158,384 | Households: 67,711 | Avg HH Income: \$113,607

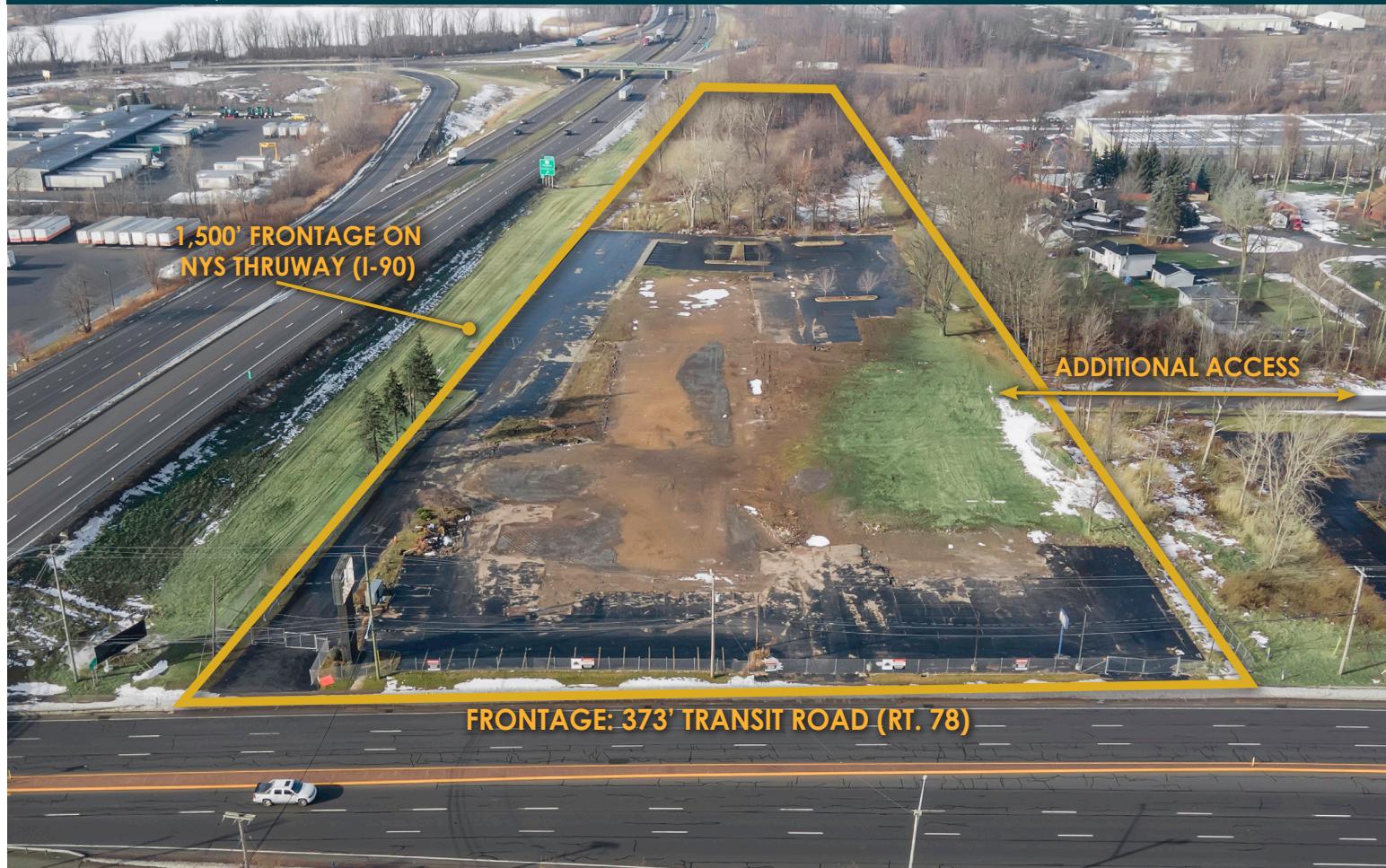
Iskalo Development Corp.

Harbinger Square, 5166 Main Street, Williamsville, NY 14221 | 716.633.2096 | [iskalo.com](http://iskalo.com)



# SITE OVERVIEW & ZONING

6700 Transit Road | Williamsville, NY



# NEIGHBORHOOD OVERVIEW

6700 Transit Road | Williamsville, NY

