

AVAILABLE

FOR SALE OR LEASE

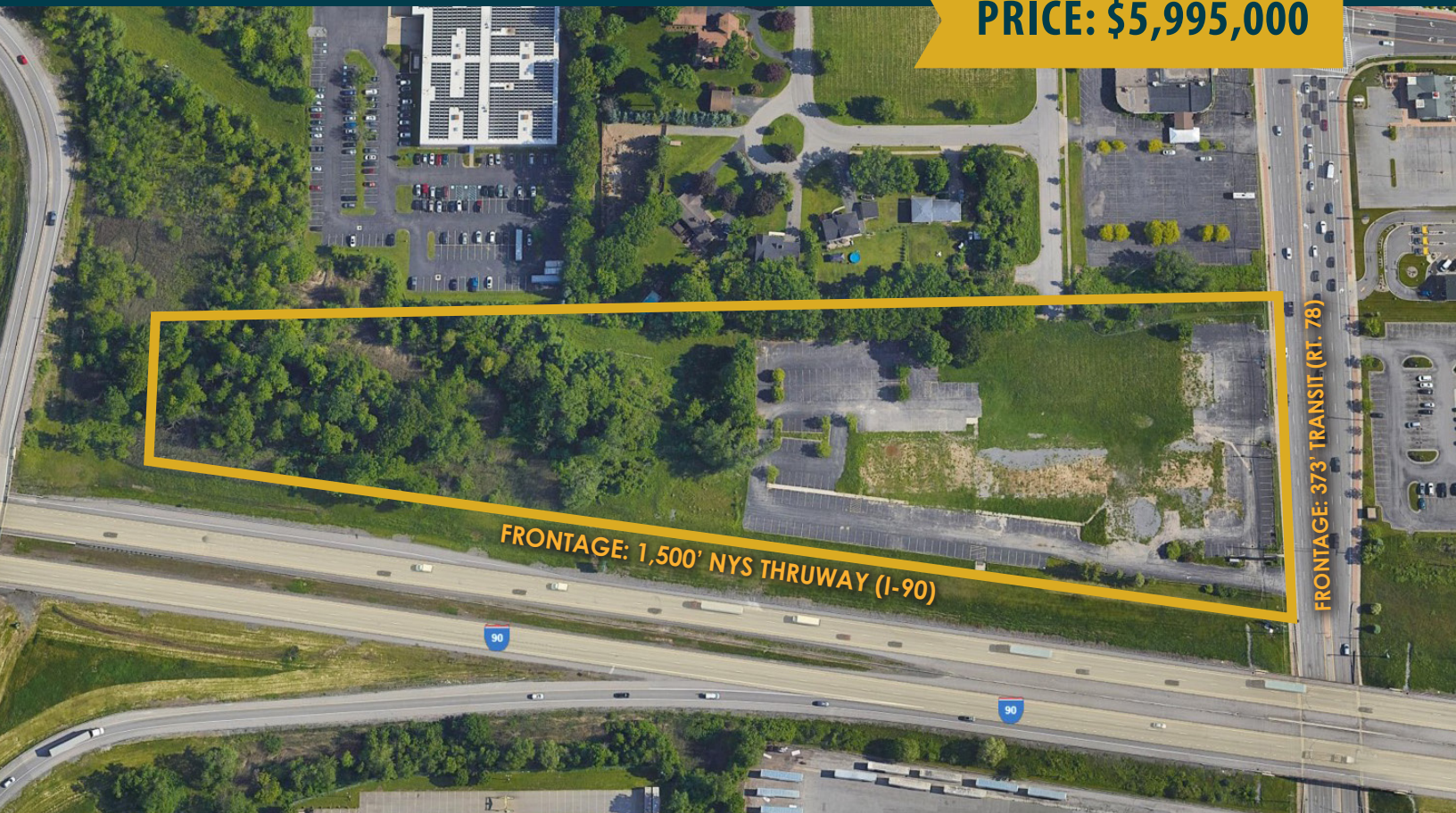
6700 Transit Road | Williamsville, NY

PRIME 9 ACRE DEVELOPMENT SITE

AT HIGHWAY INTERCHANGE

COMMERCIAL ZONING

PRICE: \$5,995,000



FRONTAGE: 1,500' NYS THRUWAY (I-90)

FRONTAGE: 373' TRANSIT (RT. 78)

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

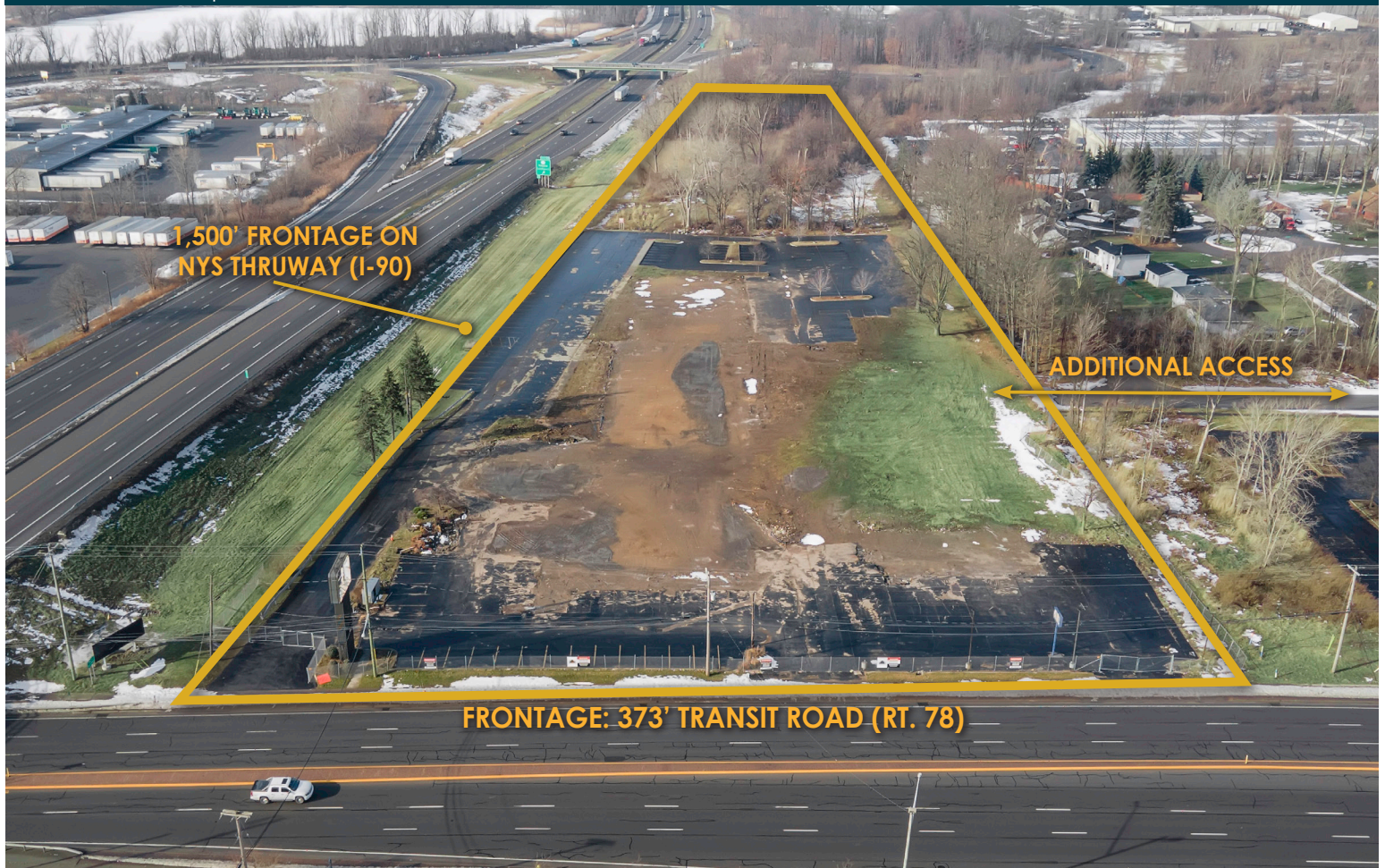
Population: 158,384 | Households: 67,711 | Avg HH Income: \$113,607

Iskalo Development Corp.
Harbinger Square, 5166 Main Street, Williamsville, NY 14221 | 716.633.2096 | iskalo.com



SITE OVERVIEW & ZONING

6700 Transit Road | Williamsville, NY



NEIGHBORHOOD OVERVIEW

6700 Transit Road | Williamsville, NY

