

For Sale – Development Opportunity

3.11 Acres Available

Transit Rd, North of Genesee St
Bowmansville (Buffalo), NY 14026

Site Information

- Great for Office, Hotel, Distribution, Auto, Truck Sales & more.
- Zoned – Commercial & Motor Service.
- Strategically located on Transit Road at Exit 49 of NYS I-90 (Thruway). Easy access to exit and re-enter Thruway heading toward Buffalo or Rochester, NY.
- Close proximity to shopping, restaurants and hotels.
- Minutes to the Buffalo-Niagara International Airport and 15 minutes to Downtown Buffalo.

Demographics *

| | <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|----------------|---------------|---------------|---------------|
| Population | 3,790 | 52,261 | 159,623 |
| Ave. HH Income | \$80,928 | \$82,582 | \$91,394 |

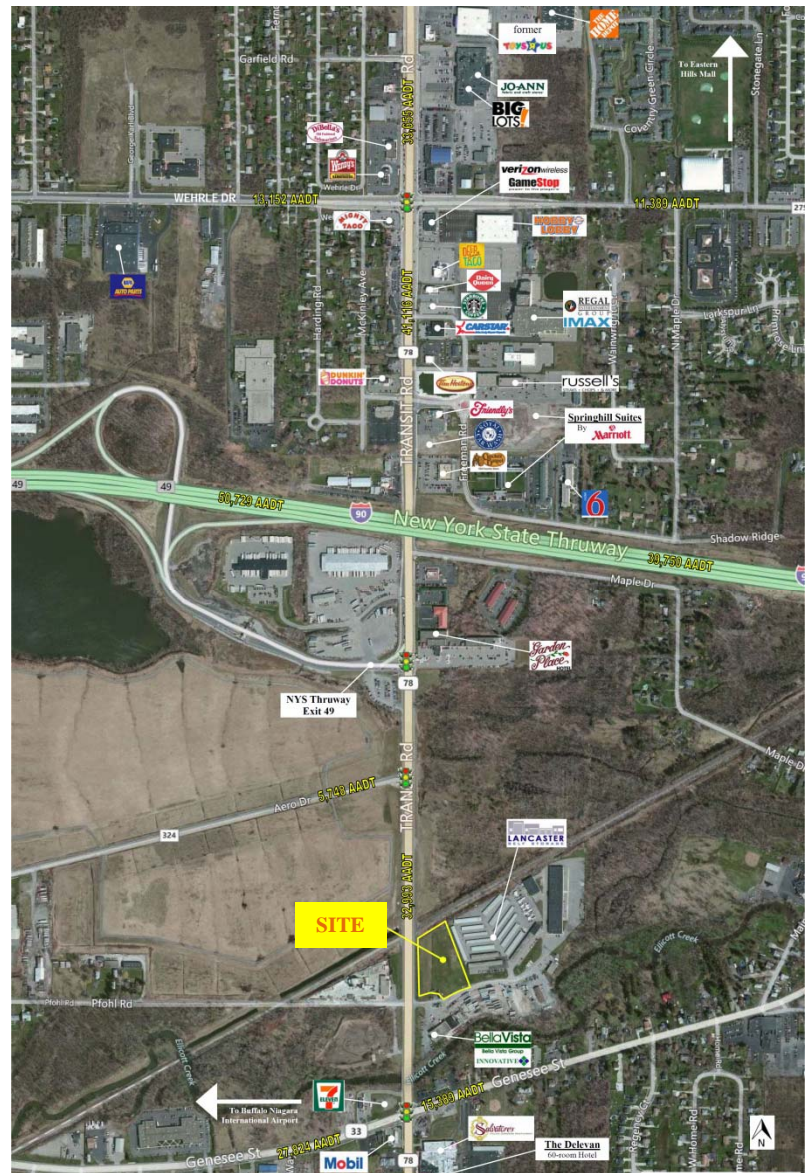
* Sites USA 2018 Estimates

Traffic Counts *

| | |
|--------------------------------------|-------------|
| Transit Road north of Genesee Street | 32,993 AADT |
| Transit Road south of Genesee Street | 27,824 AADT |
| Genesee Street west of Transit Road | 28,817 AADT |
| Genesee Street east of Transit Road | 15,389 AADT |

* NYSDOT 2015 published data

High Profile DEVELOPMENT SITE



For more information please contact

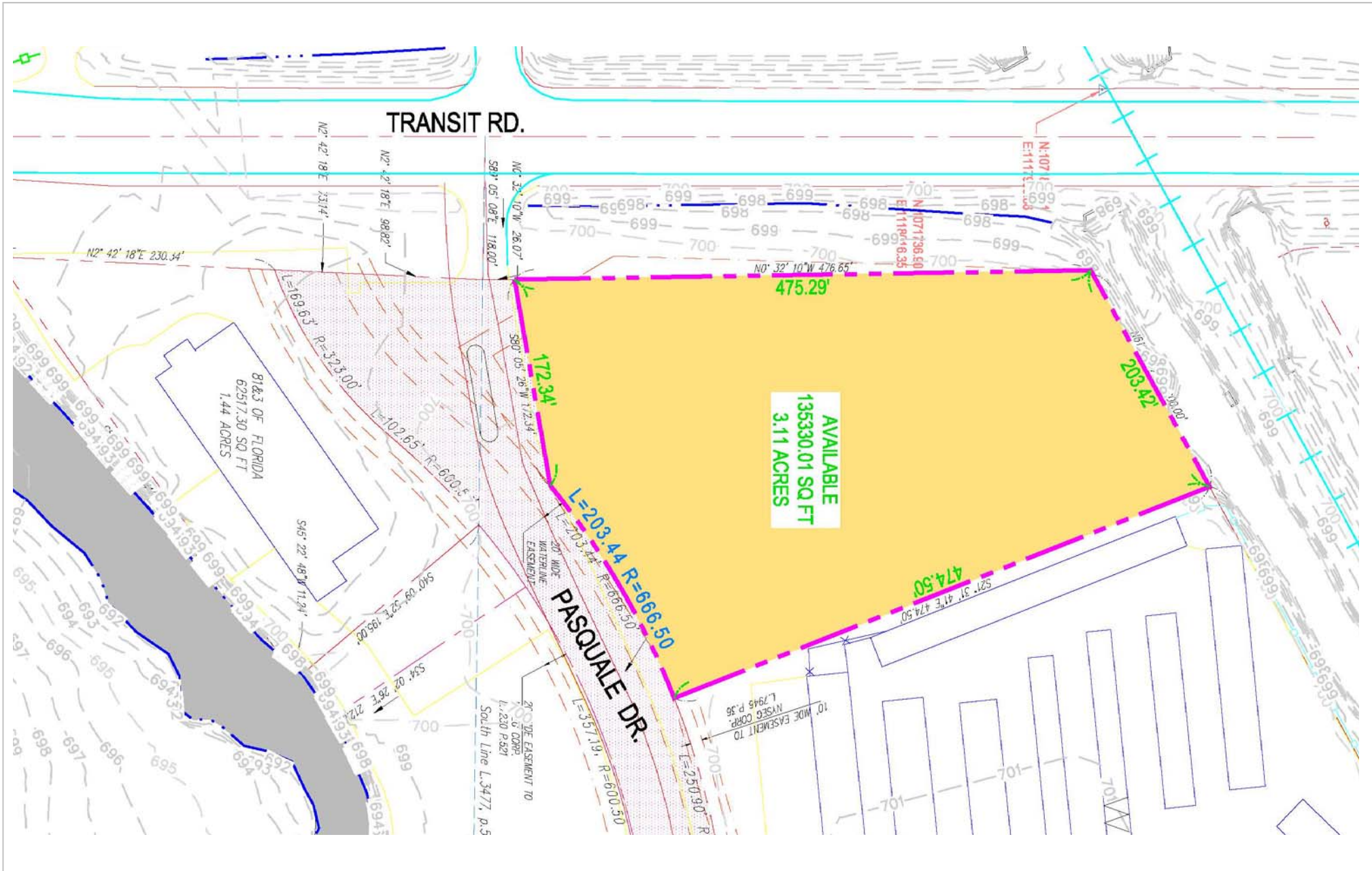
Penny D. Cipolla

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Bowmansville, NY – 3.11 Acres – Site Plan



For more information please contact - **Penny D. Cipolla** (716) 684-9000 Ext 216 or cell (716) 912-9875
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