

## DEVELOPMENT SITE AVAILABLE



### Sites Information

- High visibility, in demand Transit Road Development Sites with 320' to 800' + of frontage.
- Zoning:
  - Transit Rd – *New Zoning 2021* – General Commercial with Access Management Overlay District.
- 5 minutes to the Buffalo Niagara International Airport. Less than 5 minutes to NYS I-90 and 25 minutes to Canada.
- Close to hotels, restaurants, retail and office parks.

### High Visibility Transit Road DEVELOPMENT OPPORTUNITY

#### Traffic Counts \*

Transit Road north of Genesee Street	31,110 AADT
Transit Road south of Genesee Street	26,596 AADT
Genesee Street west of Transit Road	28,344 AADT
Genesee Street east of Transit Road	16,842 AADT

\* NYSDOT 2019 published data

For more information please contact

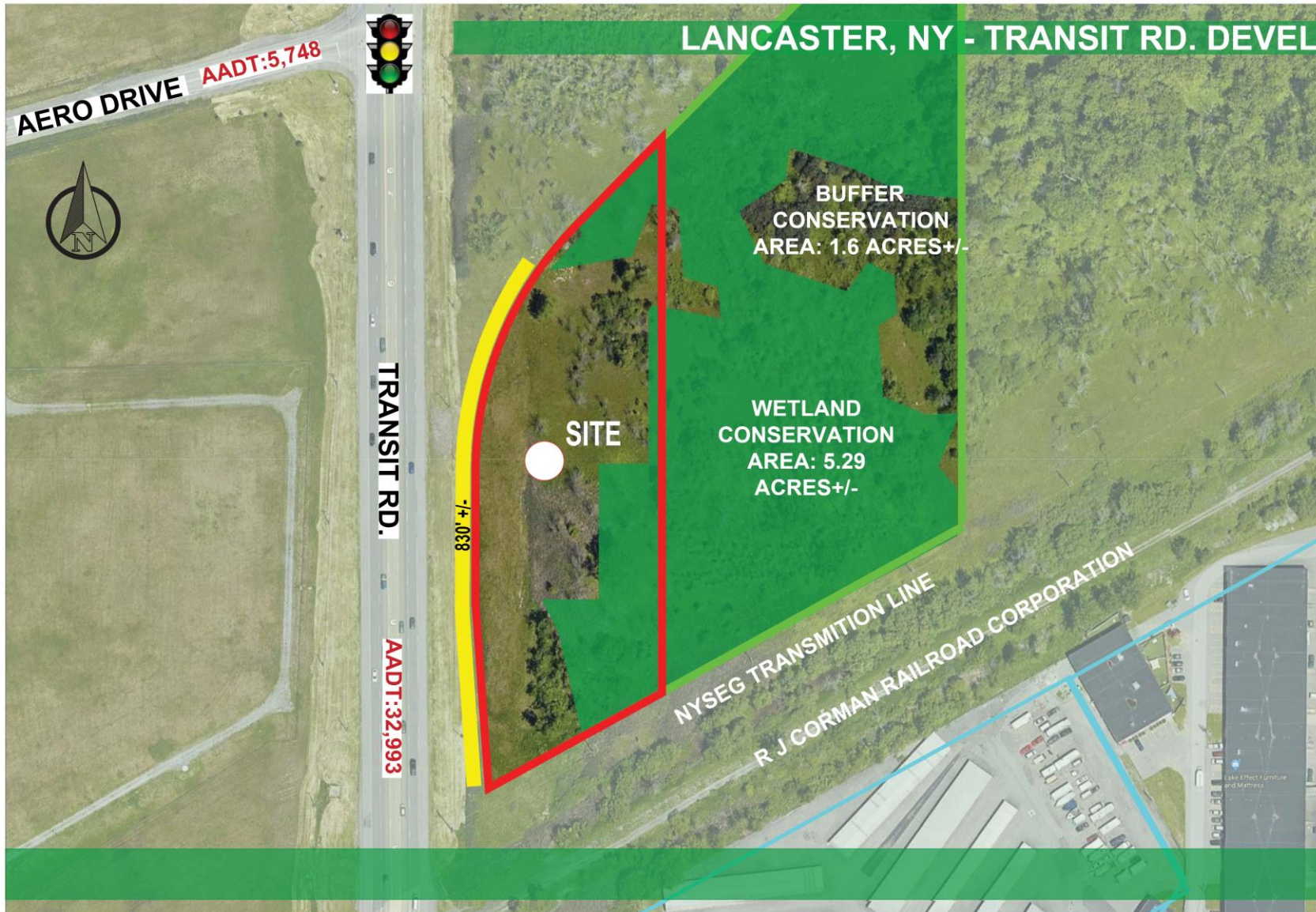
**Penny D. Cipolla**

NY State Licensed Real Estate Broker #10491206067  
O. (716) 684-9000 Ext 216 / C. (716) 912-9875  
[www.InnovativeRealty.com](http://www.InnovativeRealty.com)

All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, change of price, rental or other conditions, prior sale, leases or financing or withdrawal without notice.



# Lancaster, NY – Transit Rd Development Site



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**BellaVista**  
Bella Vista Group  
10/20/2018

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