

1.02+/- Acres Vacant Land

10321 New York 60-South, Fredonia, NY 14063



OFFERING SUMMARY

Sale Price: \$470,000

Lot Size: 1.02 Acres

Zoning: Commercial

Price / SF: \$10.58

PROPERTY OVERVIEW

This 1.02+/- acre piece of raw land is ideal for any national tenant looking to build/construct there next commercial building. 285 feet of frontage located on route 60, this property has excellent visibility and incredible drive by traffic being just south of the Round About Circle of Route 20 & Route 60. Centrally located between the village of Fredonia, University at Fredonia, and the New York State Thruway I-90. DOT traffic count is roughly 35,000+/- cars per day that travel past this site. Next to the former Police Station and Auto Zone, this spot is large enough and has a flat topography which is ideal for any new construction. All utilities are located at the street. Billboards on the corner of this parcel bring in additional income to the owner. Additional land on the other side of Auto Zone is also available for sale for an additional amount but could potentially give you over 2+/- acres of land with excellent exposure on Route 60.



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PROPERTY SUMMARY

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LOCATION DESCRIPTION

Located in Fredonia New York, this property is on Route 60 just south of the Route 20 & Route 60 Round About circle. Minutes from the commercial District of all Major businesses, restaurants, stores, and entertainment. Minutes from downtown Fredonia, Fredonia University, and the New York state Thruway I 90 and is next to Fredonia Central School District.

PROPERTY HIGHLIGHTS

- Development Site for Commercial Usage
- 1.02+/- Acres of Vacant Land
- Just south of Auto Zone Building
- Billboards on site with extra income
- Excellent Visibility
- Additional Lots Available



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ADDITIONAL PHOTOS

1.02+/- Acres

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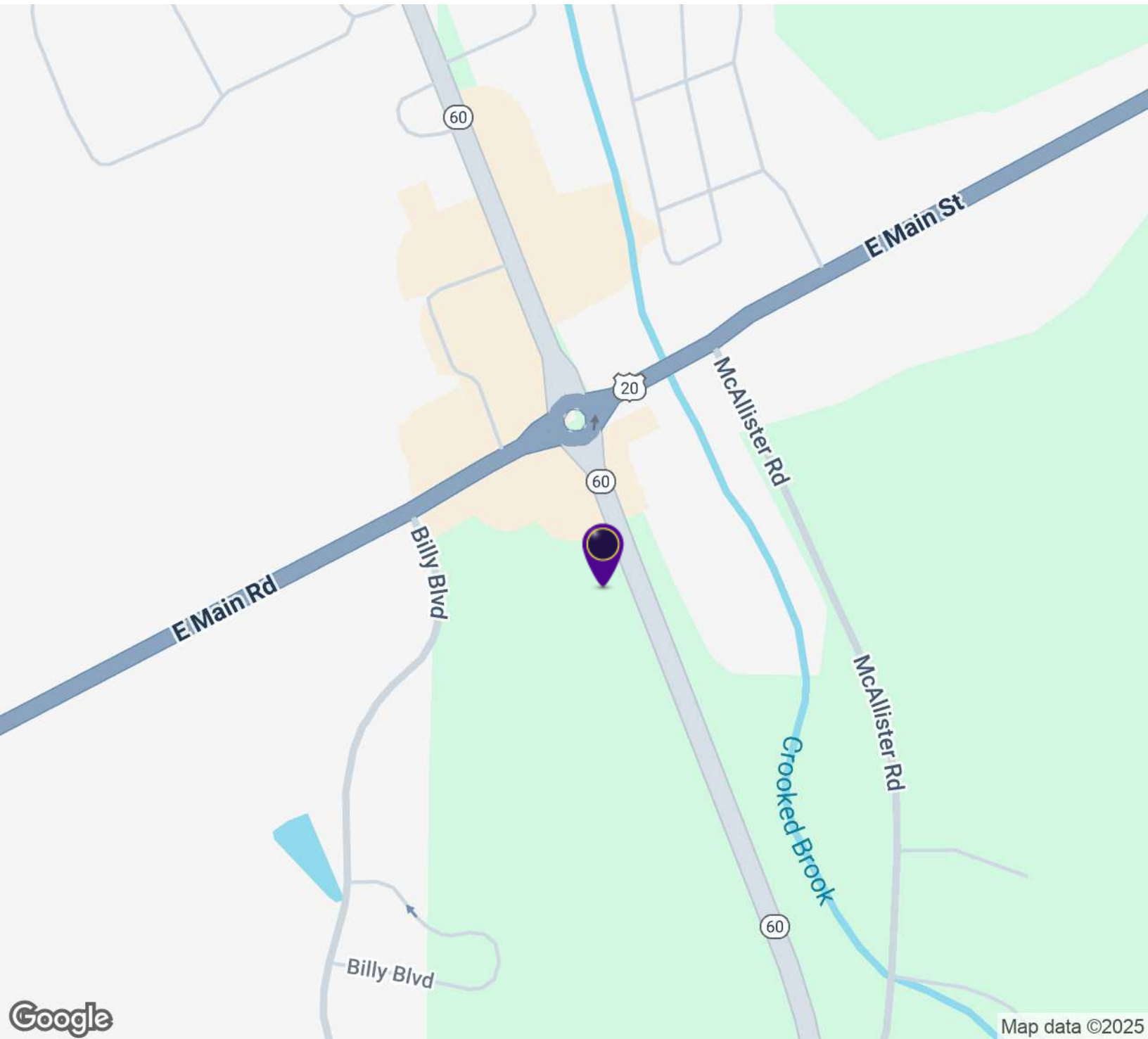


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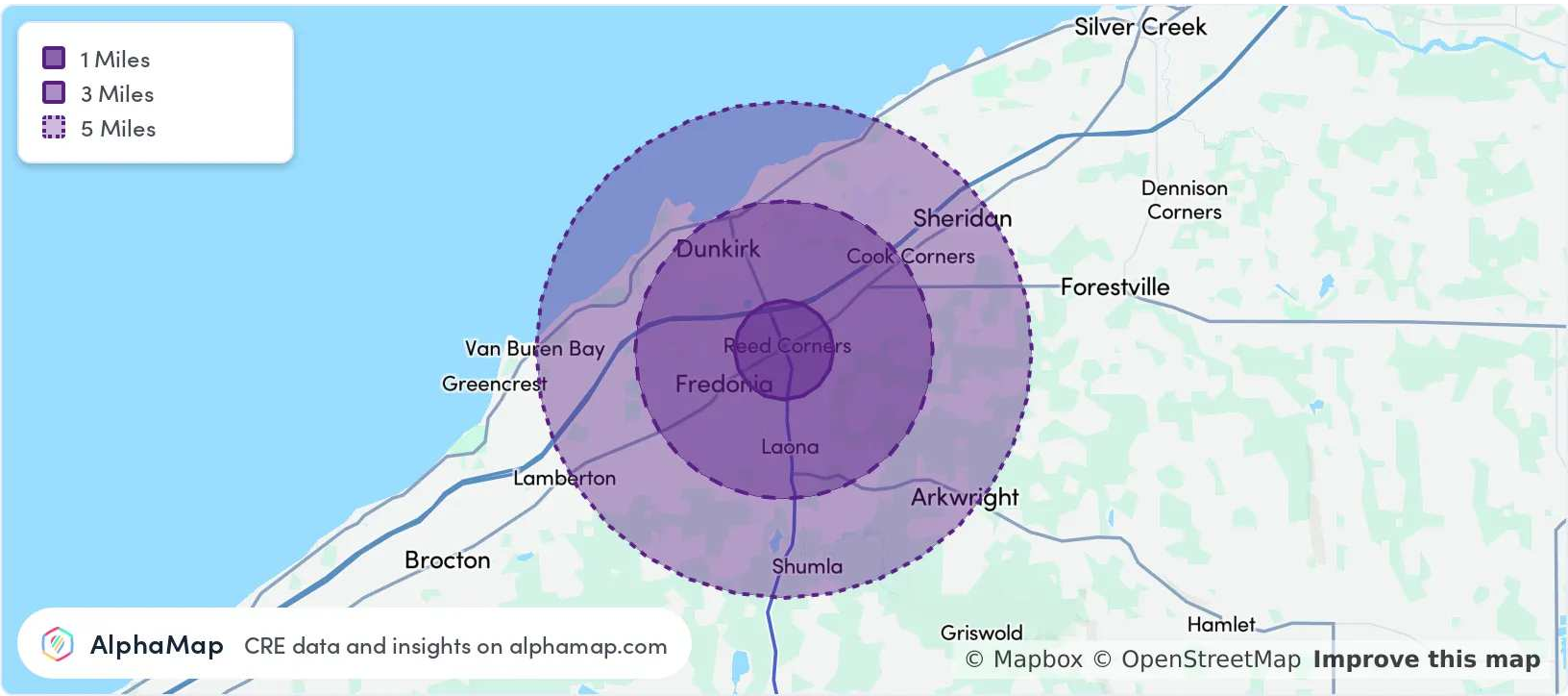
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- 1 Miles
- 3 Miles
- 5 Miles

AlphaMap CRE data and insights on alphamap.com

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,448	22,626	27,068
Average Age	44	40	41
Average Age (Male)	43	39	40
Average Age (Female)	45	41	42
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	692	9,176	11,055
Persons per HH	2.1	2.5	2.4
Average HH Income	\$82,355	\$65,359	\$67,357
Average House Value	\$193,952	\$169,750	\$170,153
Per Capita Income	\$39,216	\$26,143	\$28,065

Map and demographics data derived from AlphaMap



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