

2 Parcels 18.4+/- Acres Vacant Land

11300 Maple Ridge Rd, Medina, NY 14103



OFFERING SUMMARY

Sale Price: \$359,900

Lot Size: 18.4 Acres

Zoning: Commercial

Price / SF: \$0.45

PROPERTY OVERVIEW

The property located at 11300 Maple Ridge Rd in Medina is a significant vacant lot positioned within a busy commercial corridor. The 2 parcels are characterized by its large size and strategic location, making it a prime site for development. It is situated midway between Buffalo and Rochester, near major retailers like Tops Friendly Markets, Aldi Foods, Valu Home Center, Medina Lanes, Tim Hortons and several other fast-food chains. Land is high and dry with sewers. 450' of frontage along Maple Ridge Road. Can subdivide to a minimum of 1 acre and up. The site is considered an excellent location for retail or food outlets and has the potential to be subdivided. Call for pricing on sub-divided parcels.

LOCATION OVERVIEW

Proximity to attractions such as the picturesque Johnson Creek, perfect for outdoor recreation and relaxation and its strategic location near major roadways, including Route 31 and Route 63, this location in a thriving business district filled with local shop, restaurants, and artisan storefronts presents an exceptional opportunity.

PROPERTY HIGHLIGHTS

- 2 Parcels
- 18.4+/- Acres combined 2 vacant land parcels
- Sewers



RICK RECCKIO

716.998.4422

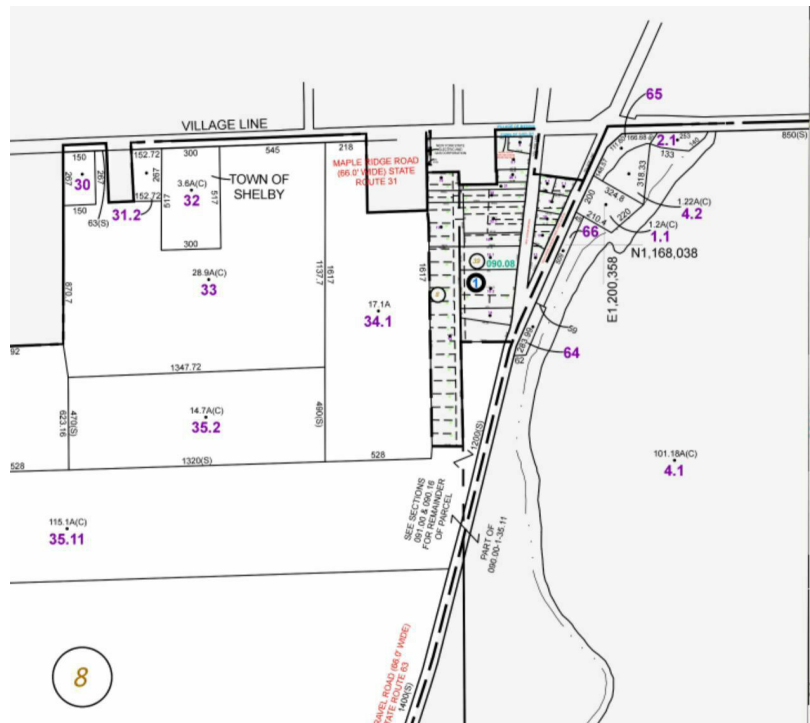
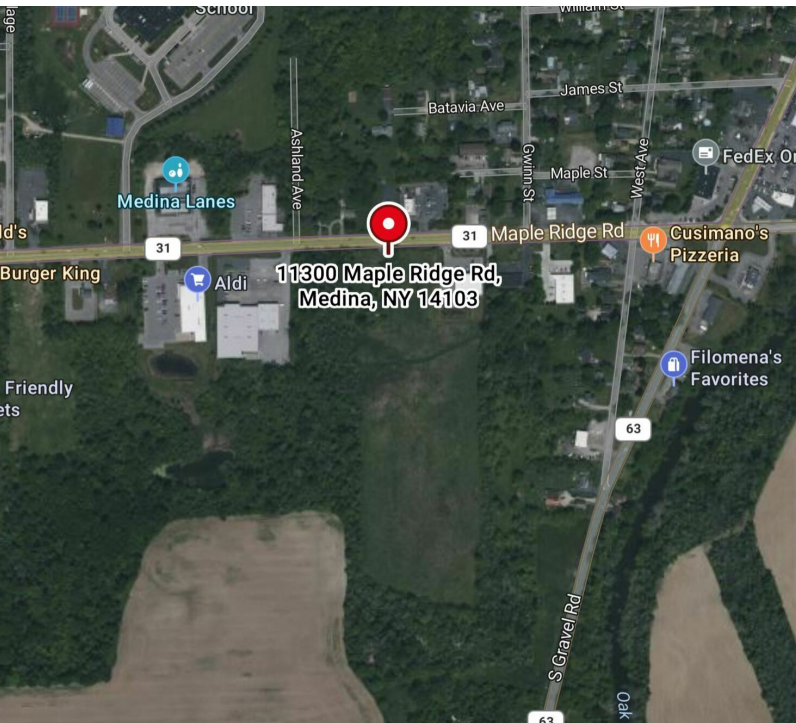
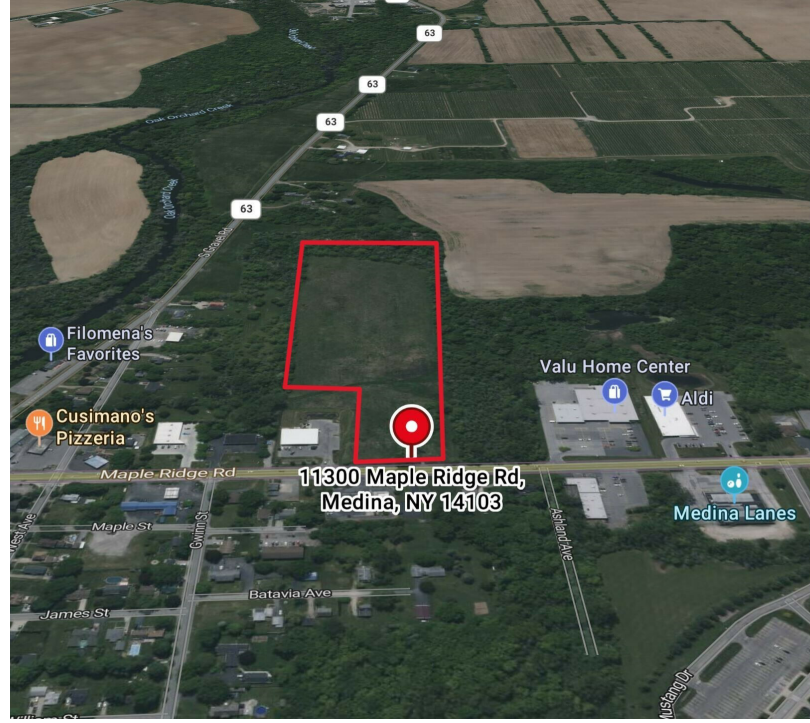
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221

ADDITIONAL PHOTOS

2 Parcels 18.4+/- Acres Vacant Land

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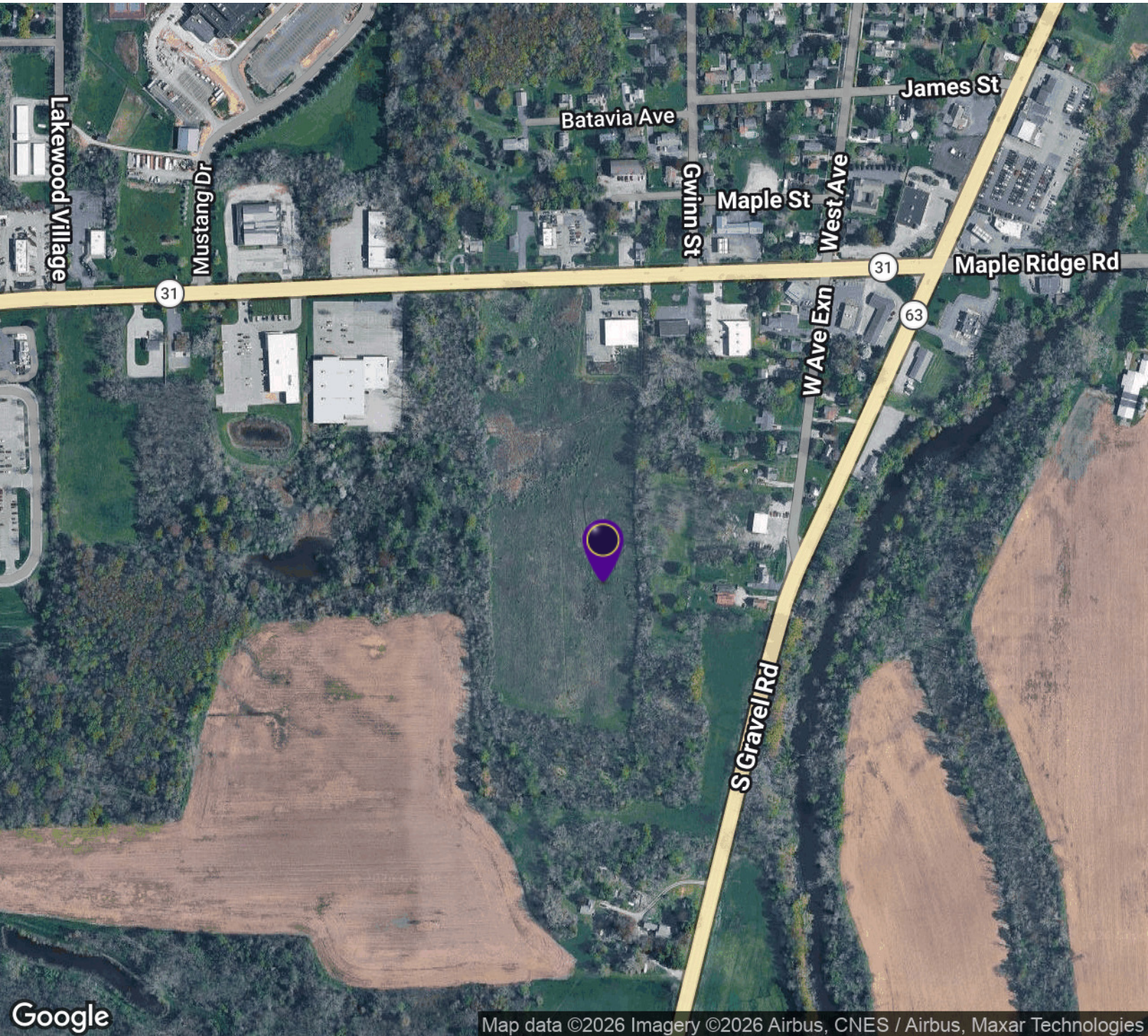
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NY & PA Licensed Broker

LOCATION MAP

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Google

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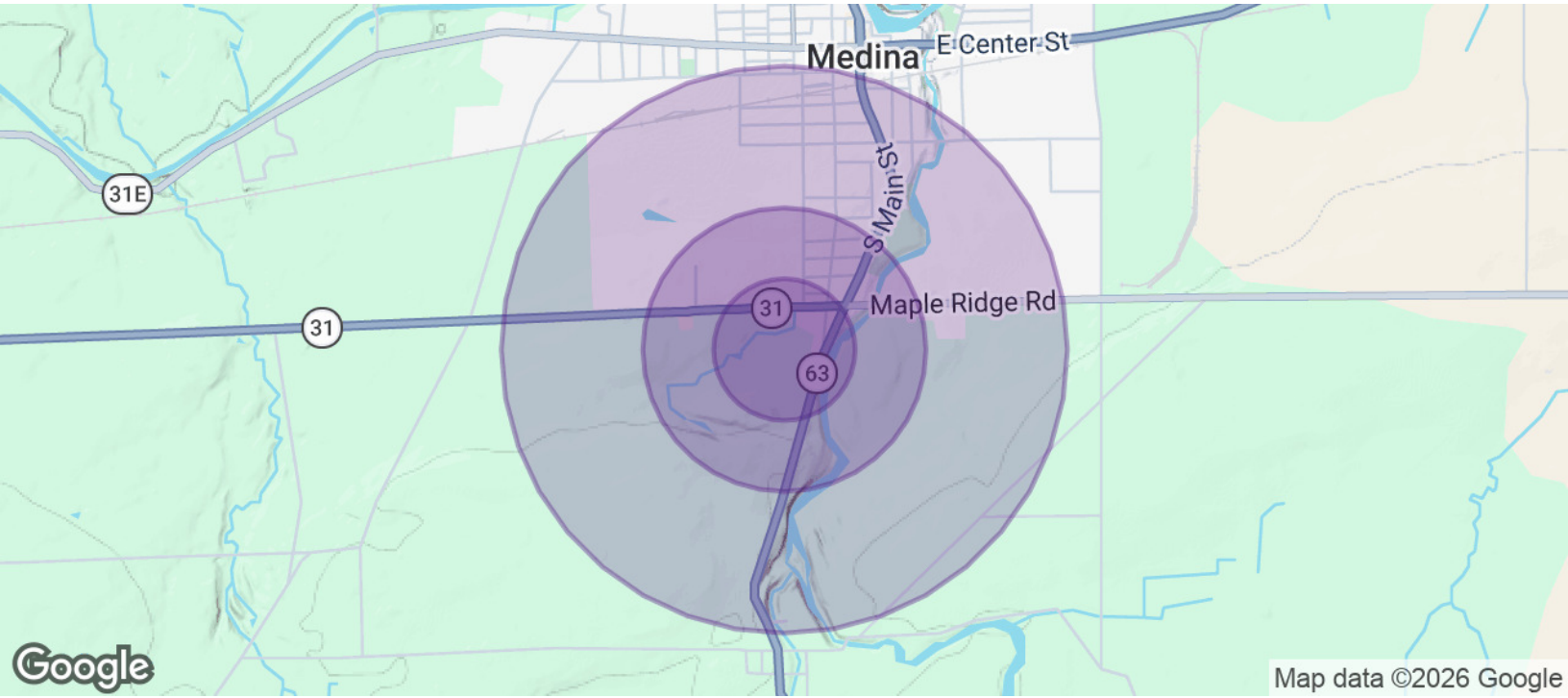


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	43	361	1,968
Average Age	36.2	36.8	38.5
Average Age (Male)	40.7	40.7	41.4
Average Age (Female)	36.6	37.0	38.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	16	156	860
# of Persons per HH	2.7	2.3	2.3
Average HH Income	\$92,920	\$74,801	\$72,815
Average House Value	\$149,273	\$110,973	\$108,007

2023 American Community Survey (ACS)



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