

1.09+/- Acres Vacant Land Former 7 Eleven

8661 S Main St, Eden, NY 14057



SALE PRICE	\$99,900
OFFERING SUMMARY	
Lot Size:	1.09 Acres
Zoning:	Commercial
Price / SF:	\$2.10

PROPERTY OVERVIEW

Former 7-11 store was demolished and now selling vacant land with a blacktopped improved lot. With two entrances one South Main Street and one on Florence Avenue. Pylon sign on the corner is included. Zoned commercial for many different uses including office, retail, and restaurants. Lot size! 32'x 335'.

LOCATION OVERVIEW

On S. Main Street between Florence St. and 1st St.

PROPERTY HIGHLIGHTS

- Corner Location
- Blacktopped Parking Lot
- Entrances on Both Streets
- Pylon Signage on Corner
- 3,605 Square Foot Footer Still Intact

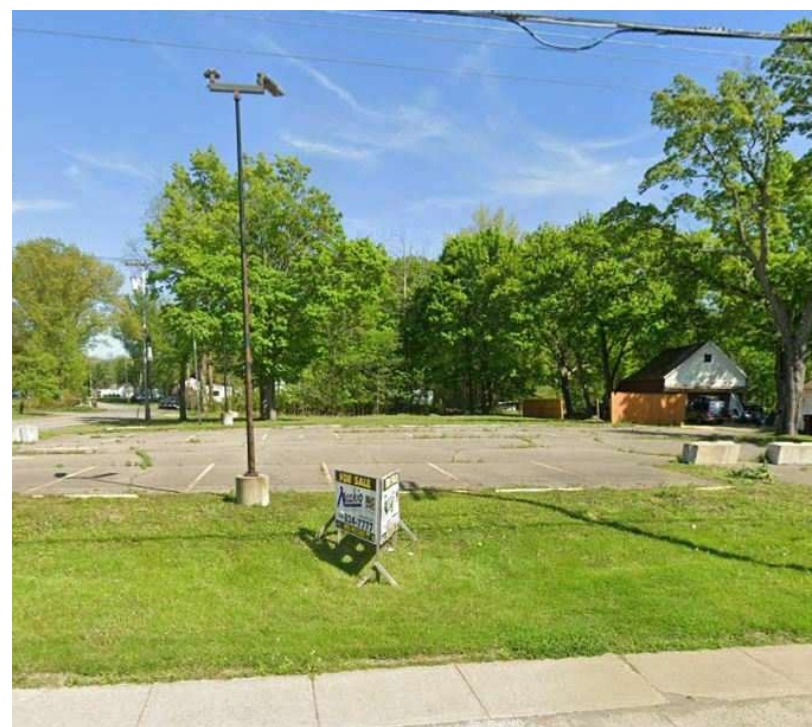
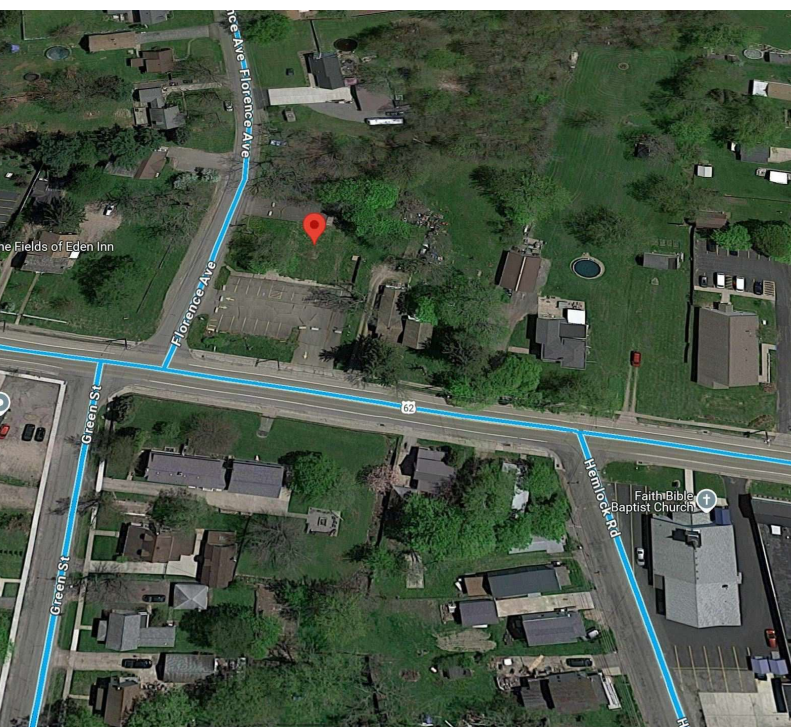
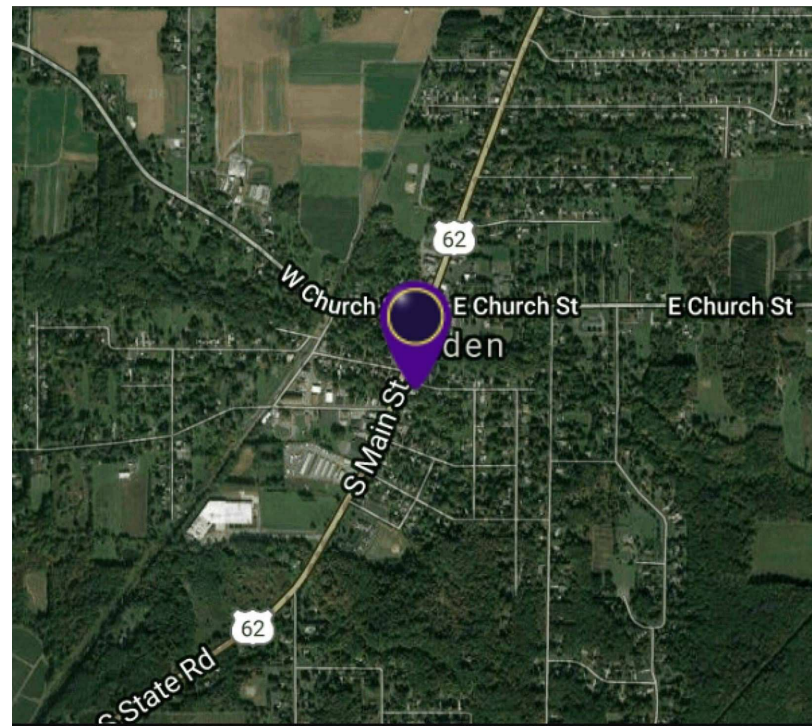


RICK RECCKIO
 716.998.4422
 rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
 Williamsville, NY 14221
 (O) 716.631.5555 // (F) 716.632.6666
 www.recckio.com

ADDITIONAL PHOTOS

1.09+/- Acres Vacant Land Former 7 Eleven
8661 S Main St, Eden, NY 14057

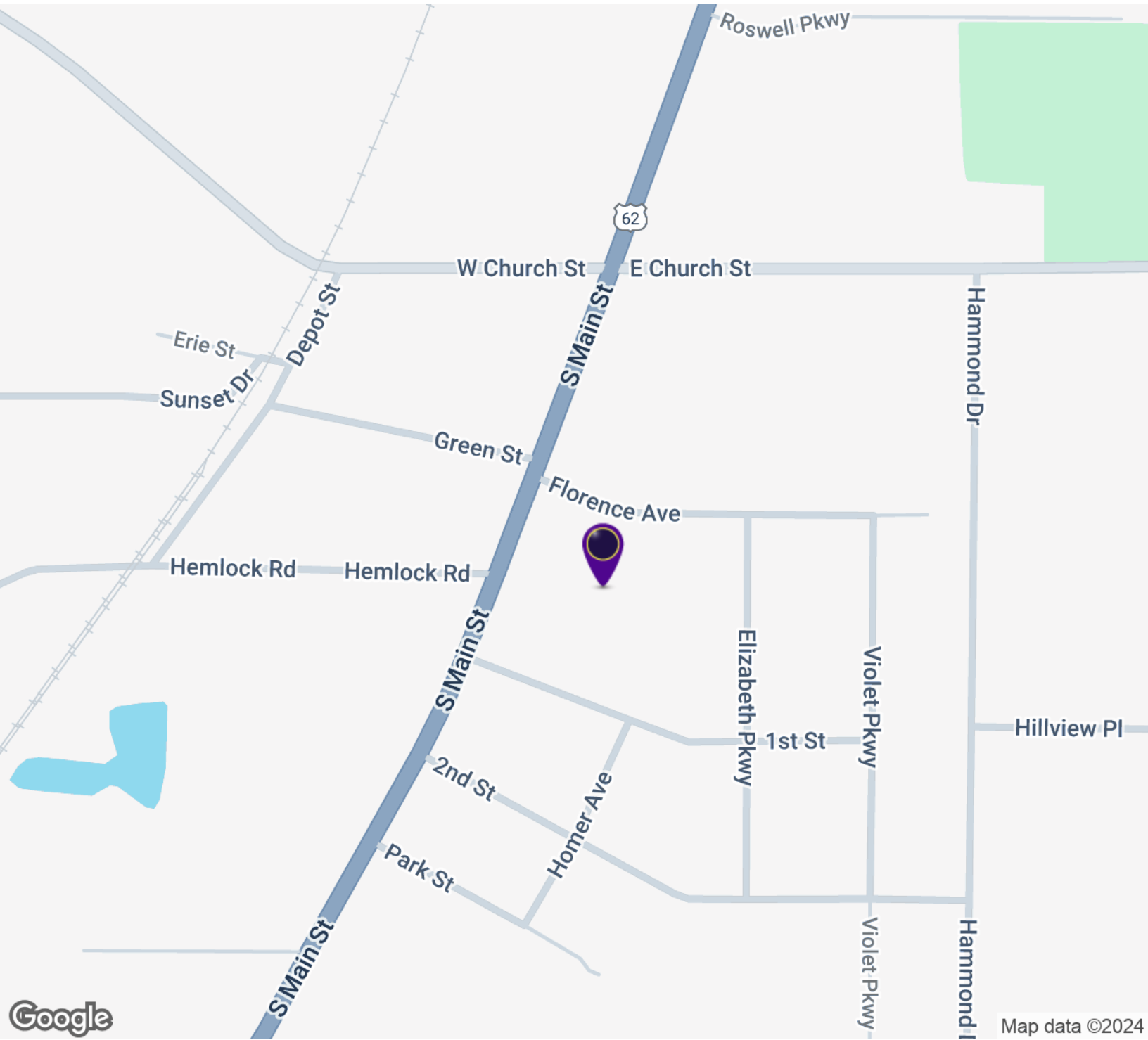


RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

LOCATION MAP

1.09+/- Acres Vacant Land Former 7 Eleven
8661 S Main St, Eden, NY 14057



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

AREA ANALYTICS

1.09+/- Acres Vacant Land Former 7 Eleven
8661 S Main St, Eden, NY 14057

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,434	5,555	17,923
Average Age	44	44	44
Average Age (Male)	42	43	43
Average Age (Female)	45	45	45

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	982	2,200	7,126
Persons per HH	2.5	2.5	2.5
Average HH Income	\$109,571	\$107,673	\$108,992
Average House Value	\$290,984	\$311,996	\$329,953
Per Capita Income	\$43,828	\$43,069	\$43,596

Map and demographics data derived from AlphaMap



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com