

Redevelopment Site 4,278+/- SF Building with 2.59+/- Acres
6260 Goodrich Rd, Clarence Center, NY 14032

Rendering of Potential Redevelopment



OFFERING SUMMARY

Sale Price:	Call For Details
Lot Size:	2.59 Acres
Year Built:	1963
Building Size:	4,278 SF
Zoning:	Commercial

PROPERTY OVERVIEW

This property offers a rare opportunity to invest in one of Clarence's most desirable commercial corridors. Unlock the potential of this prime Clarence location with a conversion of the existing building or a shovel-ready redevelopment opportunity. The current owner has secured plans and municipal approvals for a brewery. Whether you choose to move forward with the approved concept or reimagine the site to suit your vision, this property offers flexibility and momentum. Formerly a restaurant, later converted to office and daycare use. 4,278+/- SF Retail Space with over 2.5 acres and ample room for expansion or additional structures. Accommodates 30+ vehicles with a large on-site lot. Semi-private backyard and excellent outdoor space for patios and events. Full basement for storage, 3-phase electric, central air, and solid mechanicals. Ideal use for Retail, Professional & Medical offices, Restaurant or café or Redevelopment into multi-use commercial space.



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LOCATION DESCRIPTION

Situated in the heart of Clarence Center, just minutes from shopping, restaurants, and the town's four corners. Close to bike paths and recreational amenities. Easy access to Buffalo Niagara International Airport (approx. 17 minutes away). The nearby Eastern Hills Mall and Transit Road shopping district provide ample opportunities for attracting a steady flow of customers. With its picturesque setting and close-knit community, Clarence Center is an ideal location for retail investors seeking to become part of a dynamic and growing commercial landscape. Don't miss the chance to establish your retail presence in this flourishing area.

PROPERTY HIGHLIGHTS

- Plans & Permits Approved
- 4,278+/- SF building
- Zoned Commercial
- Prime location in Clarence Center
- High visibility
- Ample parking
- Strong community demographics

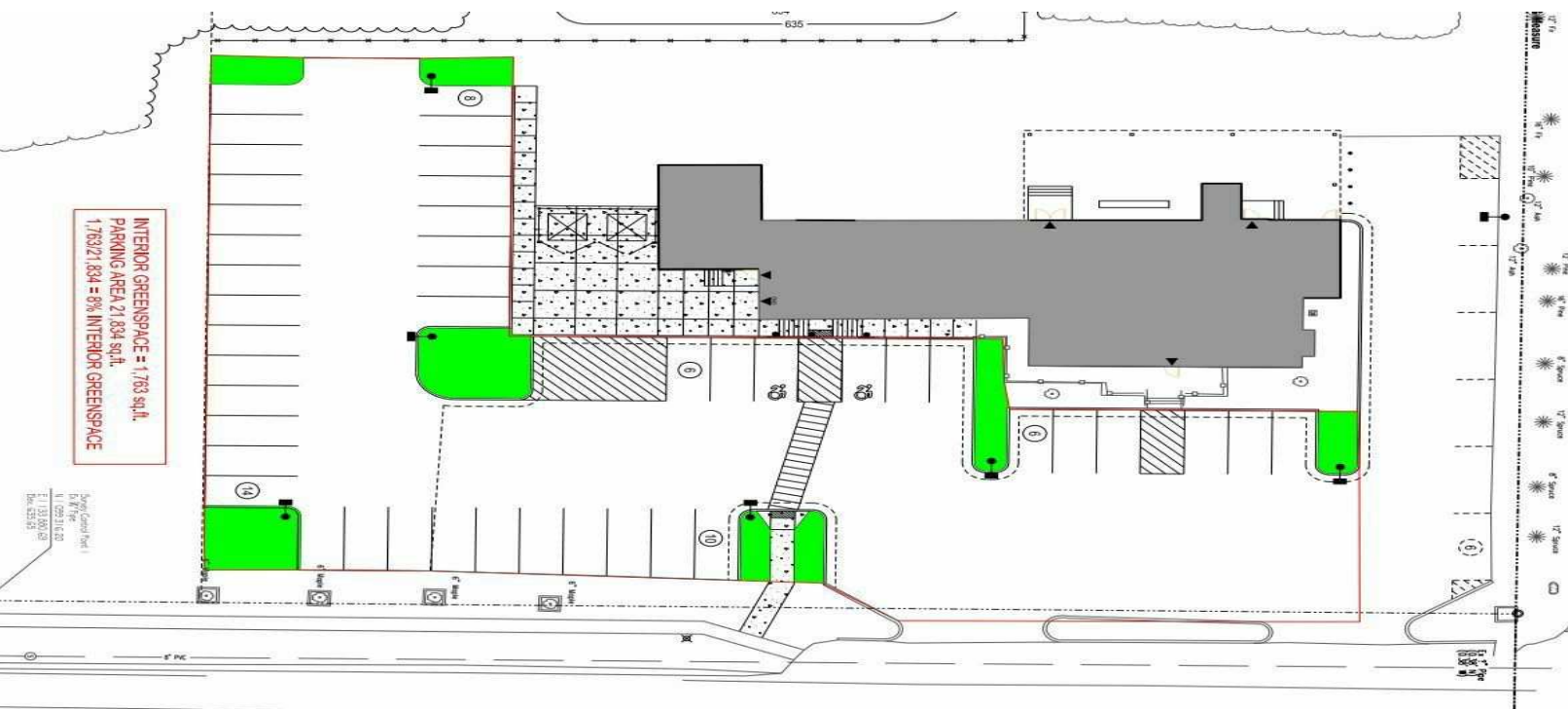
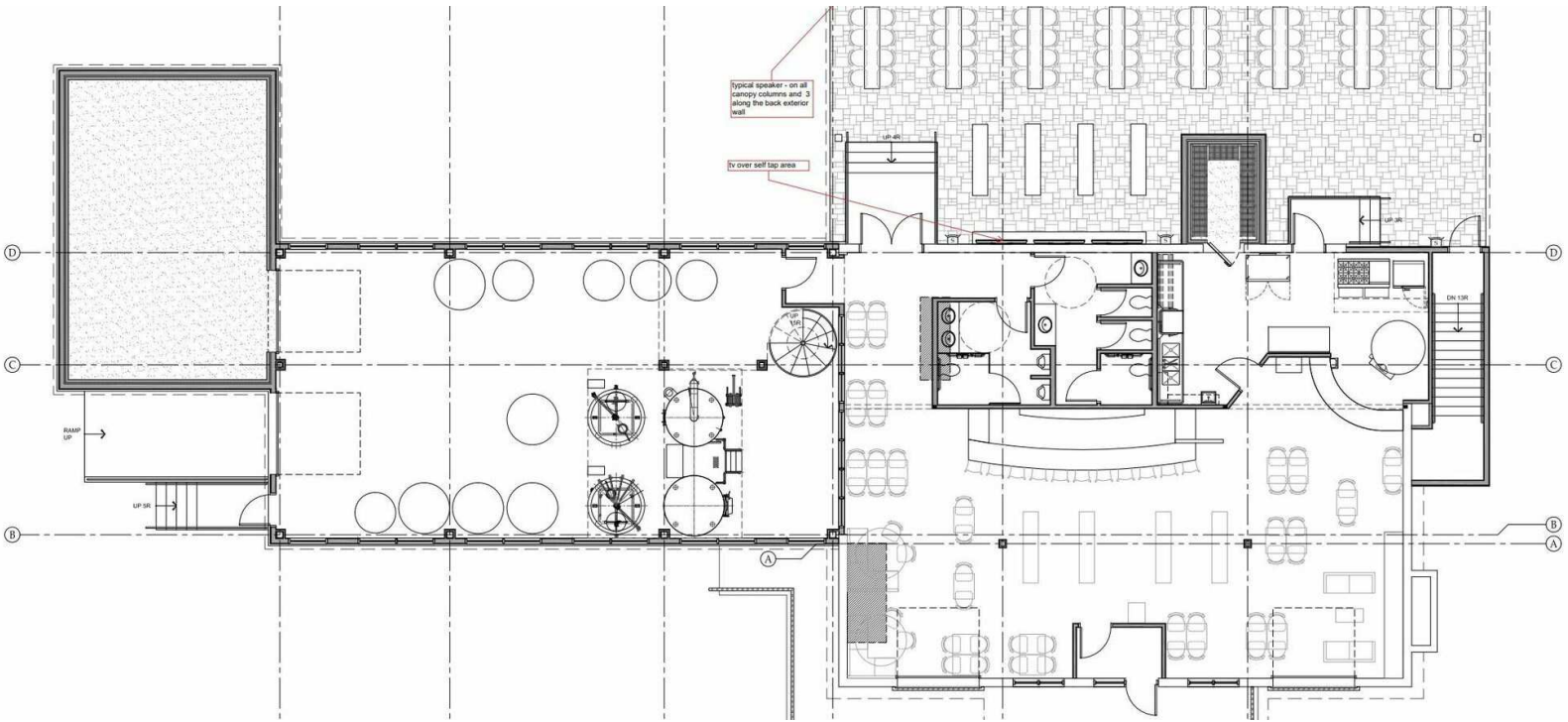


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ADDITIONAL PHOTOS

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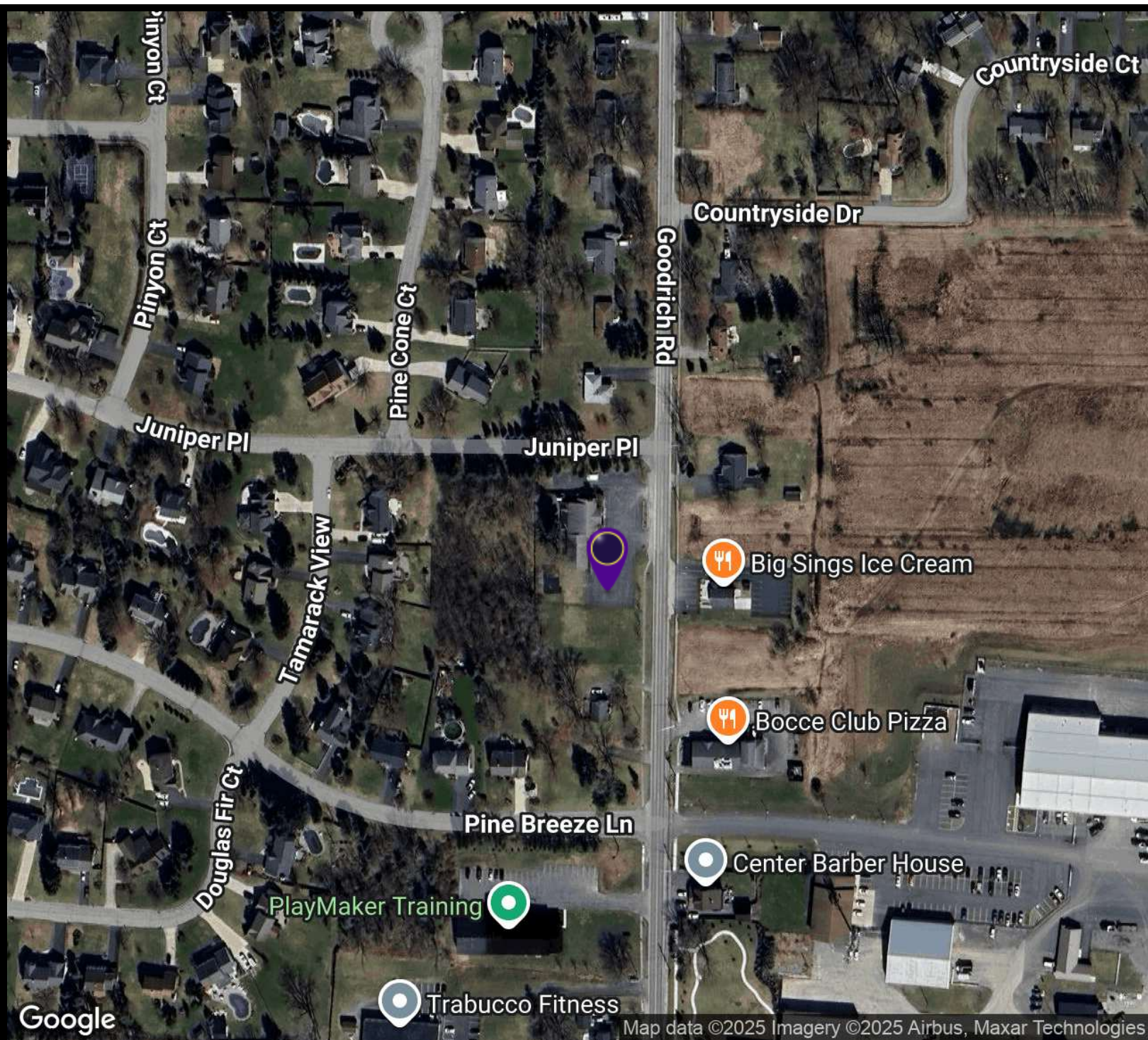


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LOCATION MAP

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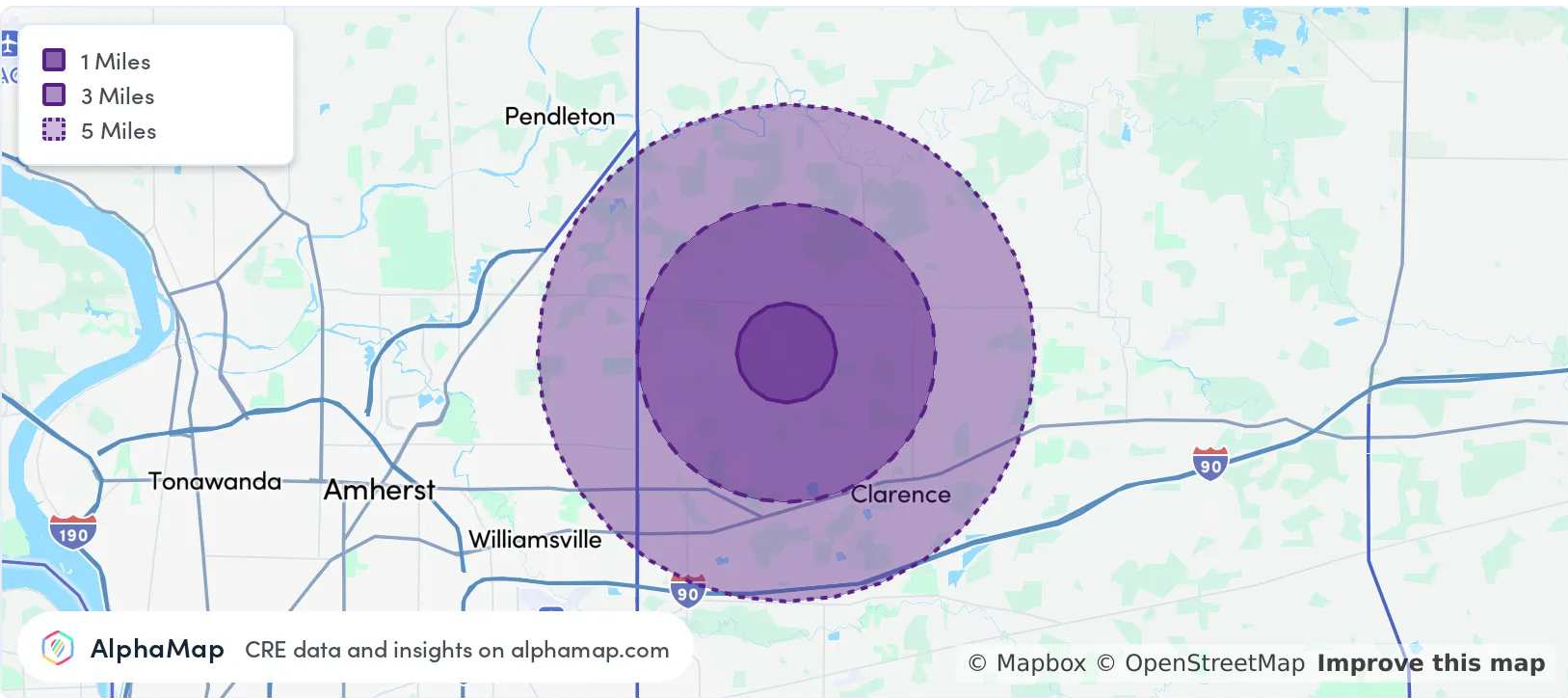


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AREA ANALYTICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,482	19,528	60,221
Average Age	41	43	45
Average Age (Male)	40	42	43
Average Age (Female)	41	44	46
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,221	7,122	23,507
Persons per HH	2.9	2.7	2.6
Average HH Income	\$180,628	\$169,784	\$150,477
Average House Value	\$537,071	\$540,698	\$454,559
Per Capita Income	\$62,285	\$62,882	\$57,875

Map and demographics data derived from AlphaMap



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