

**53.78 ± ACRE DEVELOPMENT SITE FOR SALE**

**DEVELOPMENT SITE FOR SALE**

BUILDING FEATURES	
Available	53.78 ± Acres
Zoning	C

**Property Highlights**

- Vacant land available for sale
- Excellent redevelopment opportunity
- Site consists of 11 ± Acres on the west side of Route 219 plus additional 42 ± Acres on the east side of Route 219
- Parcels are divisible and can be sold separately
- Land is clean
- Located just outside of the Village of Springville
- Parcel(s) are located directly north of the Springville Country Club
- Easy access to Route 219 Expressway and Ellicottville
- Area amenities include: gas stations, fast food, big box retail, grocery stores, car dealerships, and more
- Ideal for: multi-family housing, single family housing sites, self storage, retail, industrial warehouse



For more information, contact:

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DEMOGRAPHIC	3 MILES	5 MILES	10 MILES
Population	5,477	7,763	19,308
Average Household Income	\$73,483	\$74,284	\$75,801

