


FOR SALE

16+ ACRES OF VACANT LAND AVAILABLE FOR BTS

Property Highlights

- 16+ acres of Industrial & R&D-zoned vacant land available for BTS for industrial/office and/or flex development
- Excellent location close to Transit Road (Route 78), the Eastern Hills Mall redevelopment project, NYS Thruway I-90, and Buffalo-Niagara International Airport
- Strong visibility from the NYS Thruway
- High traffic exposure with average daily counts of 13,000+ vehicles on Wehrle Drive and 43,000+ on Transit Road
- Surrounded by established corporate headquarters, industrial users, and office parks
- Excellent area demographics with abundant nearby retail, dining, and service amenities
- Extremely helpful local IDA
- Ideal For: professional office, industrial or flex users

Features

Lot Size	16+ Acres
Zoning	Industrial & R&D

Traffic Counts

Wehrle Drive	13,719 AADT
Transit Road	43,430 AADT

Source: GBNRTC

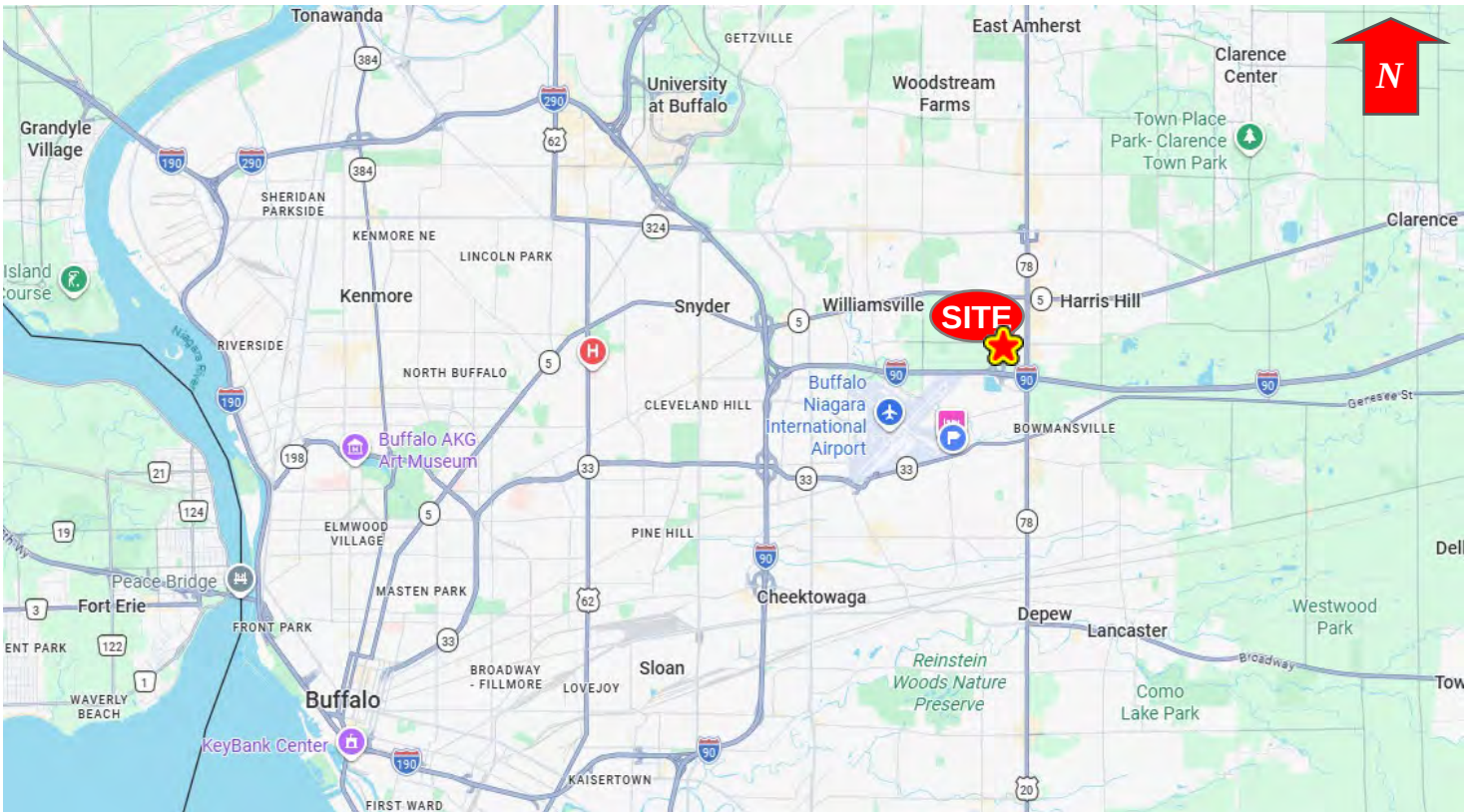
Demographic	1 Mile	3 Miles	5 Miles
Population	2,850	59,699	168,127
Average H.H. Income	\$122,880	\$112,618	\$119,516

Source: ESRI Business Analyst 2025

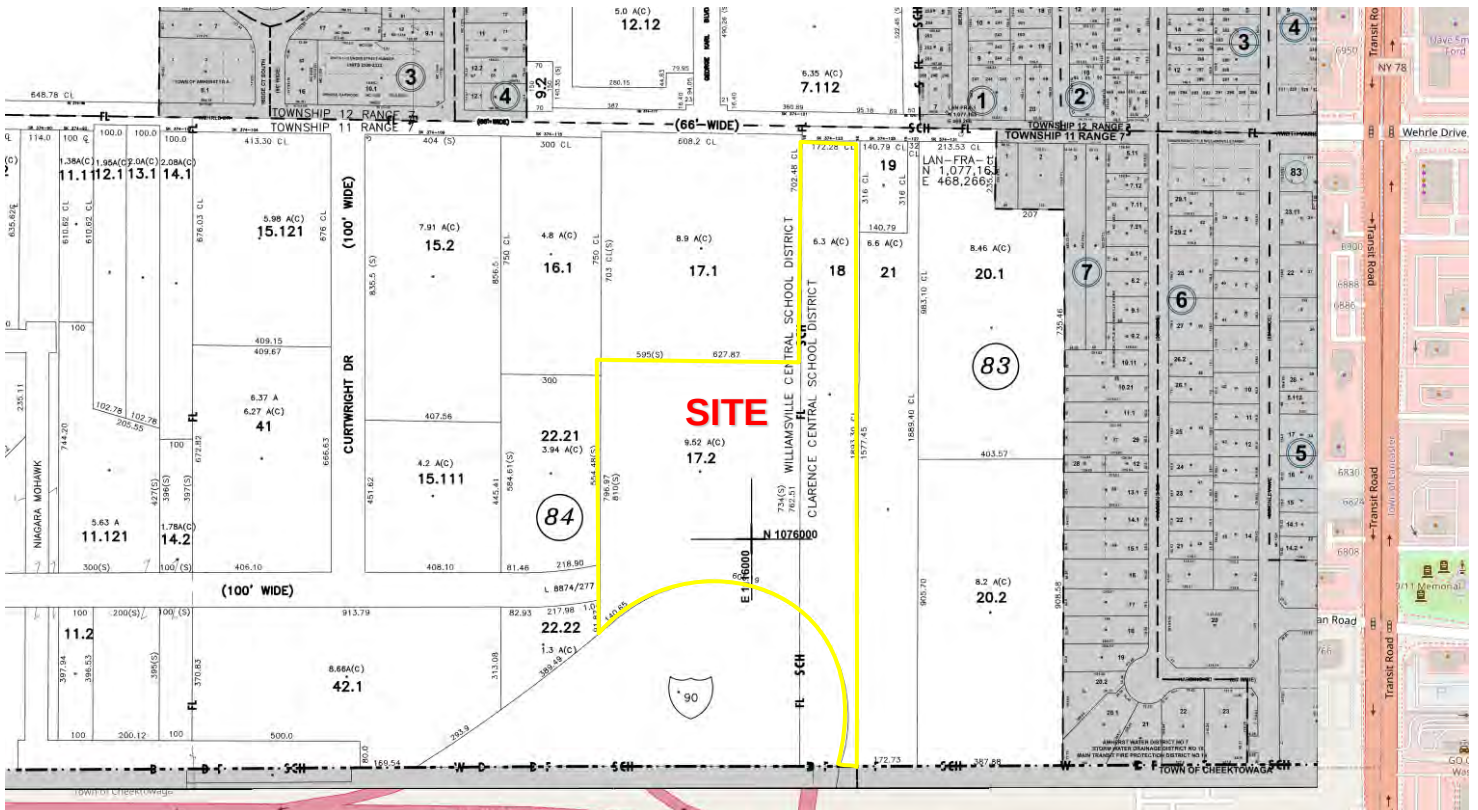
EXCLUSIVE CONTACT

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Location Map



Tax Map