

FOR SALE

Property Highlights:

- 2-acre development site at the northwest intersection of I-490 (Exit 3) and S. Main Street in Churchville, NY
- Adjacent to Wilkins RV and Camping World, less than 1 mile south of the Village of Churchville
- Combined I-490 traffic counts exceed 23,362 AADT
- Approximately 6 miles from the NYS Thruway (I-90, Exit 43)
- Positioned along a major traffic arterial at a high-visibility highway interchange
- Flexible opportunity suited for highway-oriented and auto-dependent uses.

Workforce Data	3 Miles	7 Miles
Total Population	5,381	34,728
Total Households	2,371	14,276
Median HH Income	\$95,816	\$90,482
Average HH Income	\$112,404	\$108,088
Total Businesses	164	683
Median Age	46.7	43.2



EXCLUSIVE CONTACT

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