

FOR SALE

FREESTANDING 5,460SF FORMER BANK BRANCH W/ DRIVE-THRU

Building Features

Building Size	5,460 ± Sq. Ft.
Development Lot Size	2.4 ± Acres
Total Lot Size	23.74 ± Acres
Zoning	C2
Parking	Ample

Property Highlights

- Redevelopment Opportunity in Emerging Market
- 2.4 + Acre Paved and Lighted Site at Traffic Signal
- Highly Visible Retail Site Situated on Heavily Traveled Camp Road (Route 75), Just South of NYS Thruway I-90 Exit 57
- Retail, Restaurants, Hotels and Other Service Businesses Nearby
- Excellent Demographics and Traffic Counts
- Superb Thruway and Expressway Access
- Located between US Post Office and NYS Thruway I-90 Entrance
- Ideal For: Continued use as Bank or Financial Services, Redevelopment for Hotel, Restaurant, Shopping Center, Retail, Office, Medical, Car Wash, High-volume Gas/C-Store


PRIME REDEVELOPMENT OPPORTUNITY

Demographics	1 Mile	3 Miles	5 Miles
Population	6,472	41,416	71,205
Average HH Income	\$106,174	\$112,317	\$108,931

Traffic Counts

Camp Road	27,375 AADT
NYS Thruway I-90	21,149 AADT

EXCLUSIVE CONTACT

Benedict J. Borruso
Associate Real Estate Broker

+1 716 861 5090

bborruso@pyramidbrokerage.com

14 Lafayette Square, Suite 1900

Buffalo, New York 14203

+1 716 852 7500

pyramidbrokerage.com



