

Rare Main Street Redevelopment Opportunity
FOR SALE
PROMINENT 8.50± ACRE SITE WITH 60,709± SF OF EXISTING BUILDINGS
Property Highlights

- Rare opportunity to acquire a prominent 8.5± acre site along one of Western New York's most desirable commercial corridors
- 60,709± SF of existing buildings with exceptional visibility and frontage ideal for branding, signage, and operations
- Opportunity to customize, expand, or redevelop the existing footprint Strong underlying land value within a supply-constrained Clarence market
- Strategic location within the affluent Clarence retail and commercial corridor
- Minutes from Transit Road's major retail, restaurant, and service amenities
- Convenient access to the New York State Thruway and major regional highways
- Short drive to Buffalo Niagara International Airport
- Ideal for retail, restaurant, hospitality, medical office, mixed-use/apartment development, showroom, flex/warehouse, operational headquarters, or small-bay industrial uses

Building Features

Total Building Size	60,709± Sq. Ft.
Lot Size	8.50± Acres

Demographic	1 Mile	3 Miles	5 Miles
Population	2,566	16,299	55,076
Average H.H. Income	\$161,514	\$157,287	\$147,882

Source: ESRI Business Analyst 2025

EXCLUSIVE CONTACT

Richard Ryall Ledyard, SIOR
Real Estate Salesperson
 +1 716 796 7204
rledyard@pyramidbrokerage.com

450 Corporate Parkway, Suite 102
 Buffalo, New York 14226
 +1 716 852 7500
pyramidbrokerage.com



Building Exterior



Aerial

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Rear Warehouse Building



Rear Warehouse Interior



Amish Villa Retail Interior



Amish Villa Retail Interior



Amish Villa Retail Interior



Napa Auto Parts Interior