

**FOR SALE**

# Retail/Auto or Development Site

3480 Clinton St, West Seneca, NY 14224 (Front Building 2028 Union Rd)



## PROPERTY HIGHLIGHTS

- Almost half acre parcel for sale with two buildings on it (each approx. 2000SF)
- Can be used with existing buildings for retail, office and other commercial (both currently auto use)
- Possible development site on signalized corner with over 40,000 vehicles passing per day
- Buildings are well maintained and in good condition
- 165 ft + of frontage on Clinton St
- 104 ft + of frontage on Union Rd



344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

**David Doerr**

Associate Real Estate Broker

716.208.9514

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**Timothy Hourihan**

Associate Real Estate Broker

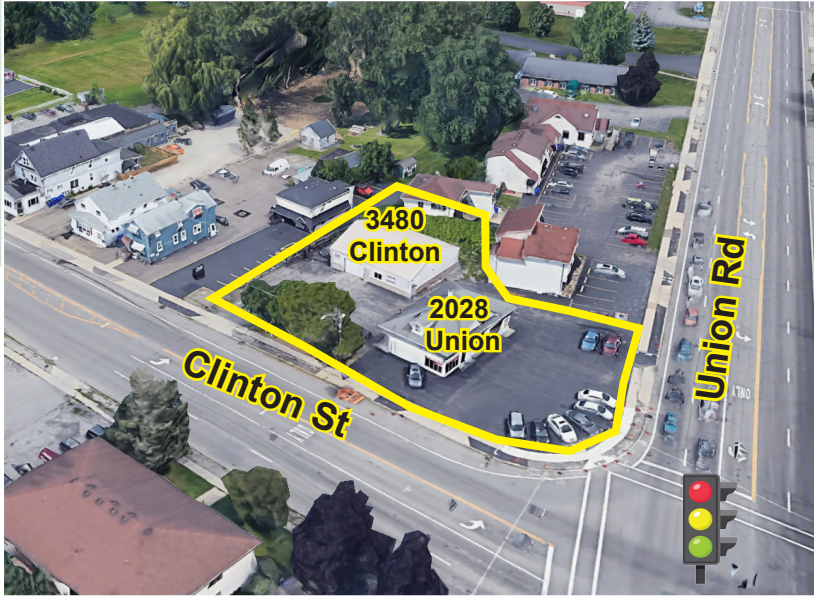
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**5 MILE DEMOGRAPHICS**



**POPULATION**  
201,234



**HOUSEHOLDS**  
87,494



**MEDIAN HH INCOME**  
\$54,995



**AVERAGE HH INCOME**  
\$69,062



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