

**FOR SALE**

**1255, 1265, 1269, 1271 Abbott Road  
Lackawanna, New York 14218**



Operating used car lot and repair facility located near Ridge Road across from Plaza on well traveled Abbott Road. Includes 1255, 1265, 1269 and 1271 Abbott Road. Can be purchased with 1245 Abbott for development site.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	14,983	85,490	174,245
<b>Total Households</b>	6,680	37,309	76,907
<b>Ave. Annual Income</b>	\$55,566	\$49,577	\$46,410

PROPERTY OVERVIEW	
<b>Lot Size</b>	1.36 +/- acres
<b>Total SF</b>	1,644 +/- SF
<b>Year Built</b>	1954
<b>Stories</b>	1
<b>Traffic Count</b>	14,916 ADT
<b>Parking</b>	On Site

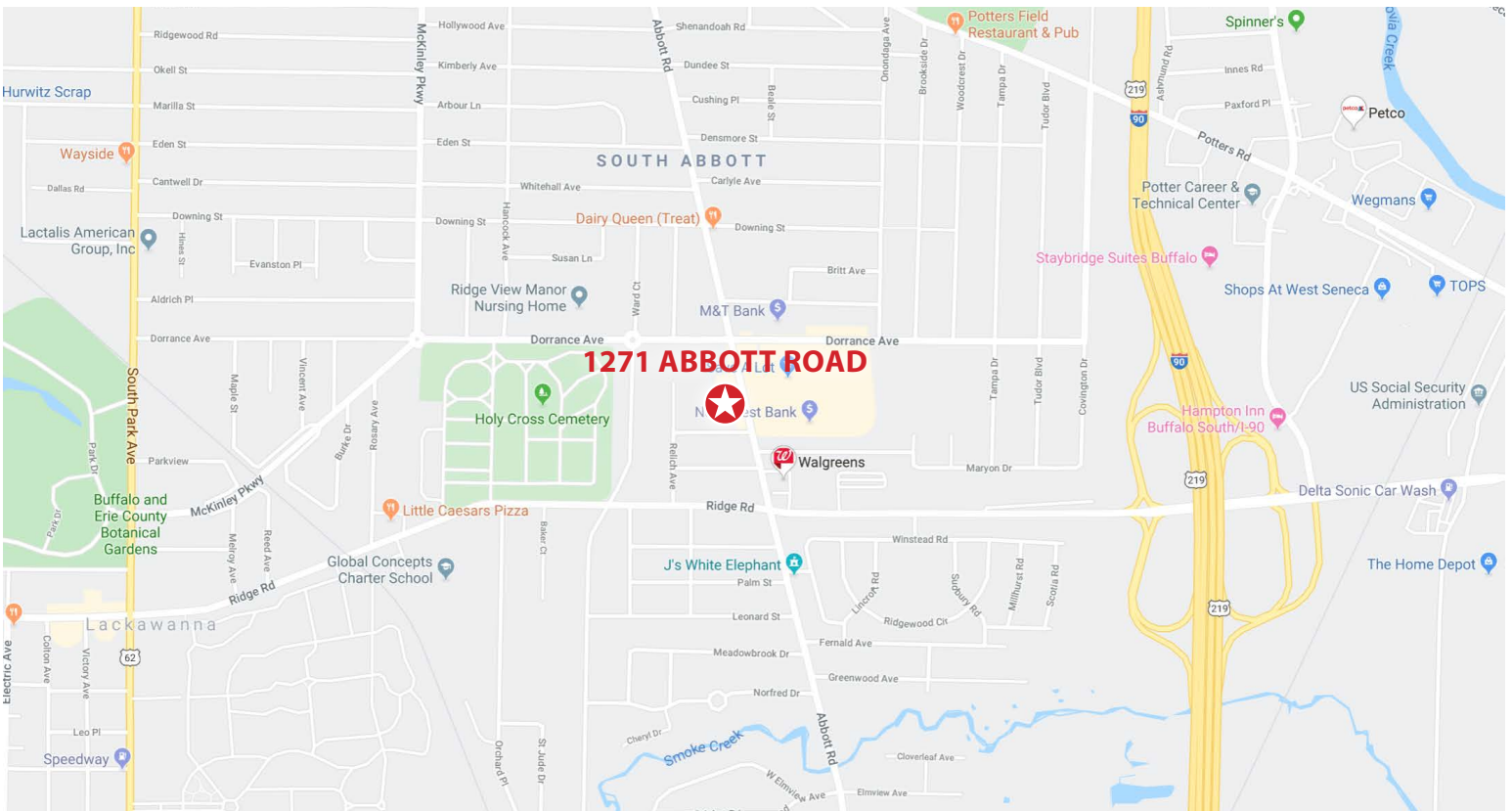
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