

FOR SALE

398 S.Cascade Drive Springville, NY



13.58 +/- ACRES FOR SALE

Lot Frontage is 381' and depth is 1,131'. Development site bordering on the Lowes Store. Located in the commercial section of Route 219. Currently a 1,463 SF single family house and 2,500 SF Morton building are on the property. Low cost Springville electric and Village sewer and water available to the site. Zoning is Commercial Industrial Park. Car counts: South Cascade Drive = 9,700 AADT and Southern Tier Expressway = 10,209 AADT.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	1,130	5,730	7,951
Total Households	441	2,289	3,175
Ave. Annual Income	\$52,325	\$51,564	\$52,882

PROPERTY OVERVIEW

Lot Size	13.80 acres
Total SF	1,463 +/- SF
Year Built	1950
Stories	1
Traffic Count	10,225 ADT
Parking	On site

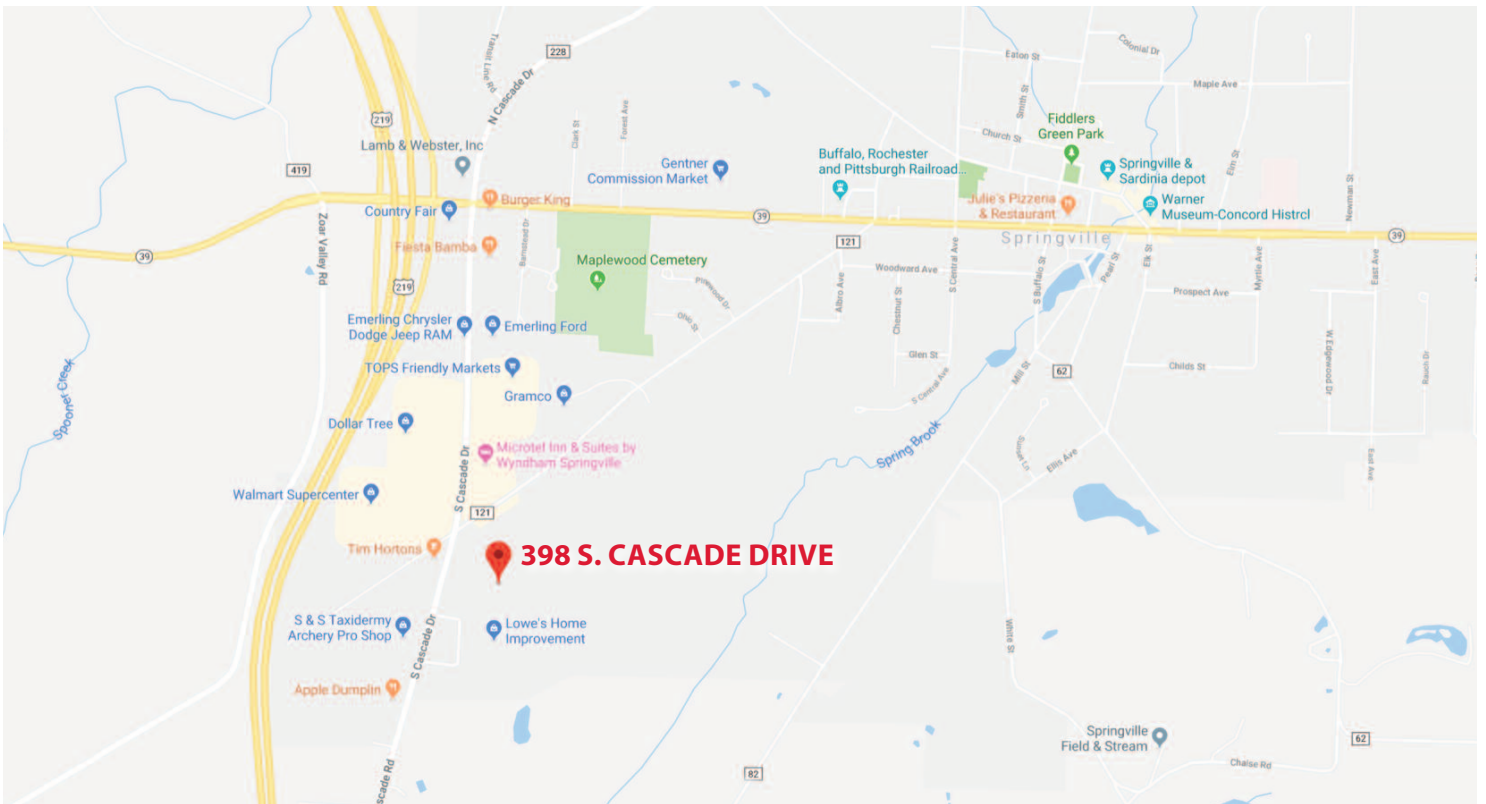
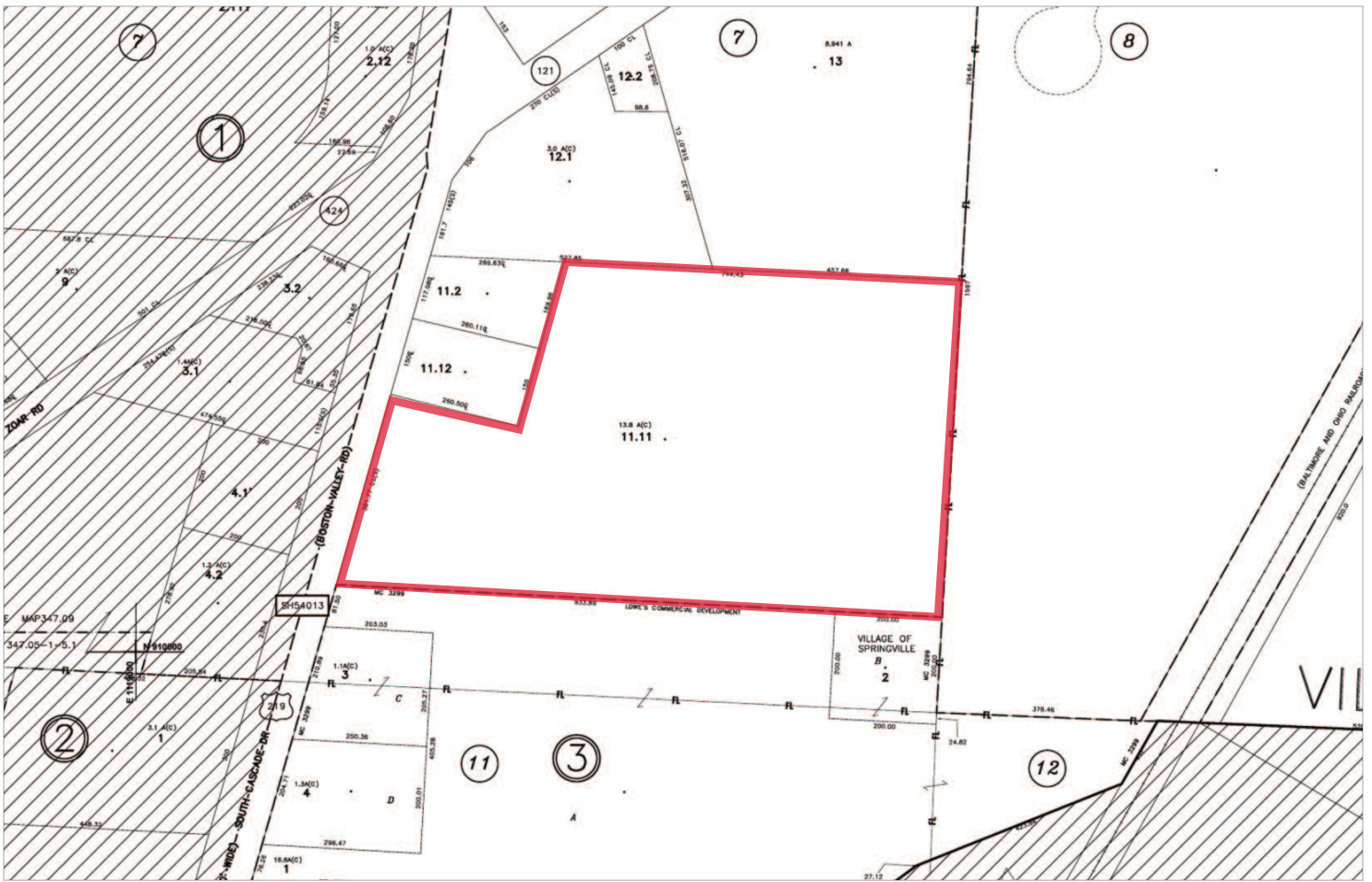


COMMERCIAL

HUNT Commercial
Real Estate Corporation
403 Main St., Suite 400
Buffalo, New York 14203
HUNTCommercial.com

Karl J. Puzio
Licensed Real Estate Salesperson
(716) 880-1921
kpuzio@huntcommercial.com

Dennis Dargavel
Licensed Associate Real Estate Broker
Cell: (716) 310-9573
ddargavel@huntcommercial.com



COMMERCIAL

**HUNT Commercial
Real Estate Corporation**
403 Main St., Suite 400
Buffalo, New York 14203
HUNTCommercial.com

The information, statements, and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. All offerings subject to errors, prior sale, lease, or withdrawal without notice.