

**FOR SALE**

# 3200 McKinley Parkway Buffalo, New York



## PROPERTY DESCRIPTION

30+/- acres of PRIME development land located in the South towns at the corner of McKinley Pkwy and Lake Avenue. 10,687 Average Daily Traffic on McKinley Pkwy. 12,933 Average Daily Traffic on Lake Ave. Excellent location for apartments and townhouses. Zoned R-3.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	7,975	58,373	141,289
Total Households	3,659	25,638	60,687
Median Annual Income	\$50,644	\$52,622	\$55,850



COMMERCIAL

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