

1.40+/- Acres Vacant Land

6400 Campbell Boulevard, Pendleton, NY 14094



OFFERING SUMMARY

Sale Price: \$849,000

Lot Size: 1.4 Acres

Zoning: Commercial

Price / SF: \$13.92

PROPERTY OVERVIEW

Exceptional opportunity to acquire a highly visible commercial parcel along the heavily traveled Campbell Boulevard corridor in Pendleton, NY. This 1.40± acre site offers excellent frontage, strong traffic exposure, and convenient access to major regional routes, making it ideal for a variety of commercial development uses. Adjacent to Dollar General, other near by businesses include Kenyan's Convenience Store and Gas. New apartments and housing development approved directly across from this site.

LOCATION OVERVIEW

Located in the desirable Town of Pendleton, this site benefits from proximity to Amherst, Lockport, and the greater Buffalo market. The area continues to see residential growth, supporting strong demand for neighborhood-serving commercial uses.

PROPERTY HIGHLIGHTS

- 1.40 ± acres of prime development land; 140' x 588' depth
- High visibility location on Campbell Blvd.
- Strong traffic counts and daily commuter exposure
- Convenient access to Niagara Falls Blvd. (Route 62) and major highways
- Surrounded by growing residential communities and established commercial uses



NY & PA Licensed Broker

RICK RECCKIO

716.998.4422

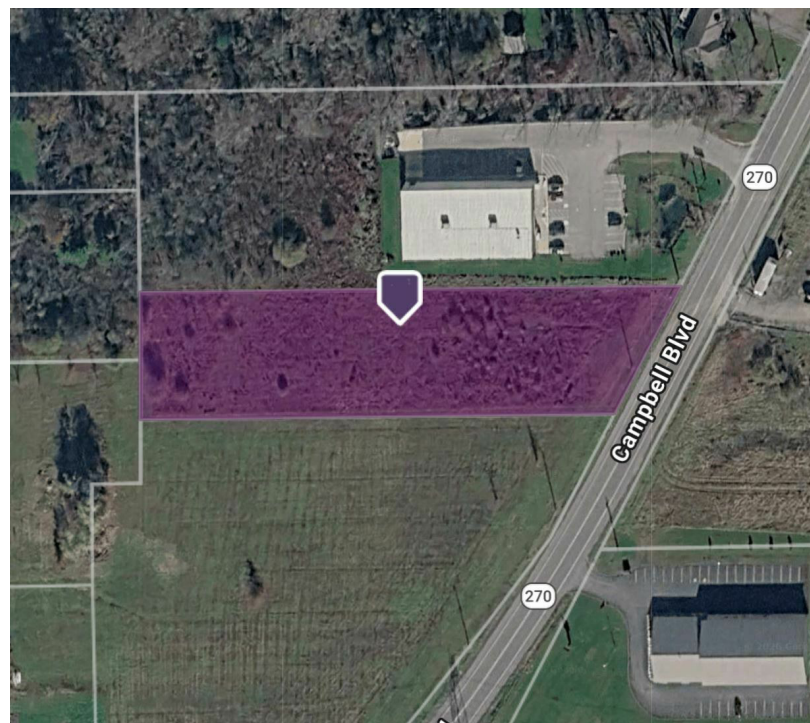
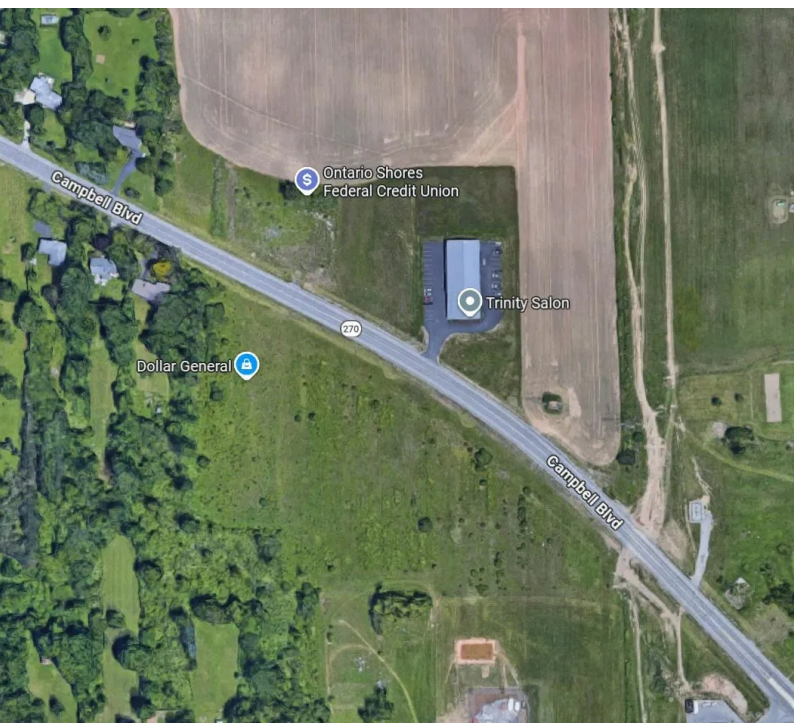
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4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221

ADDITIONAL PHOTOS

+/- Acres Vacant Land

6400 Campbell Boulevard, Pendleton, NY 14094



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LOCATION MAP

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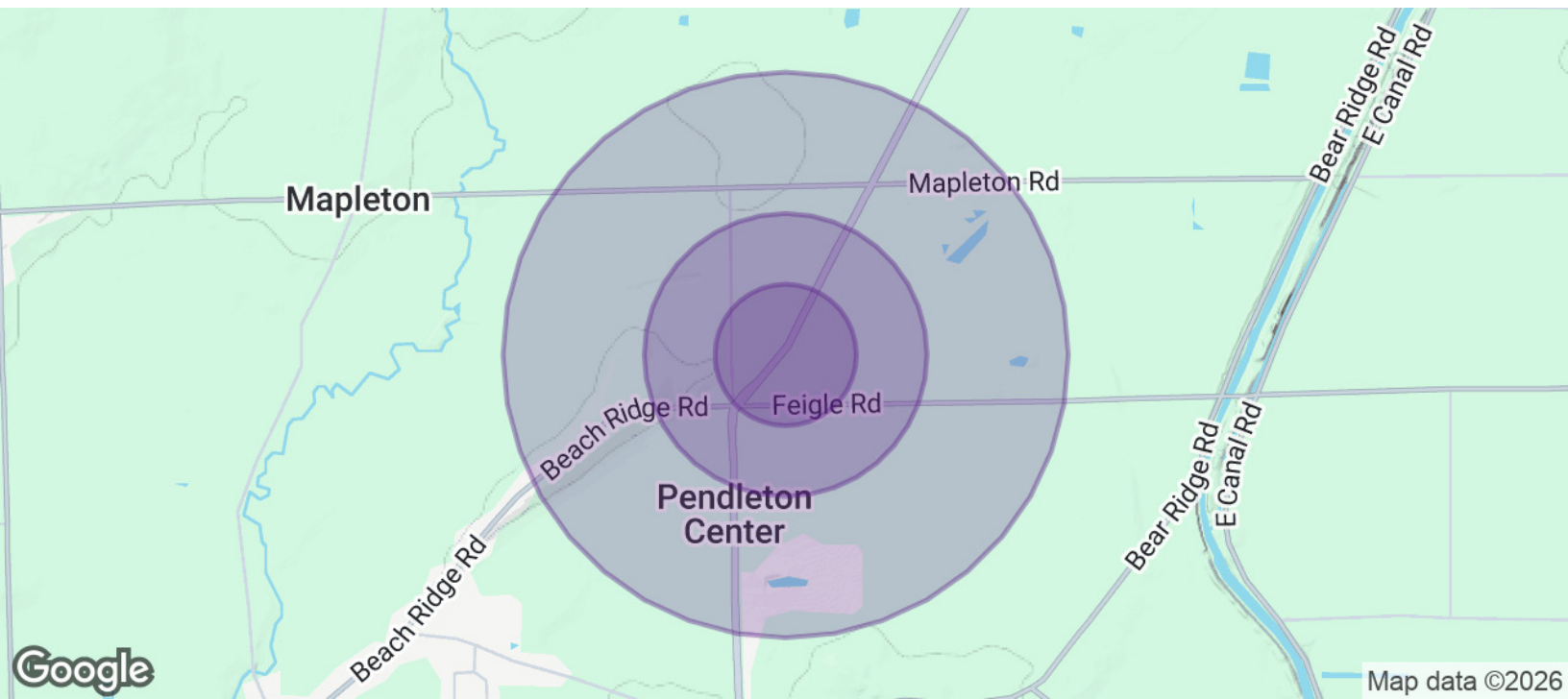
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	43	190	801
Average Age	53.3	51.0	49.6
Average Age (Male)	57.1	54.1	52.4
Average Age (Female)	48.6	46.9	45.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	16	74	308
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$110,643	\$115,829	\$121,827
Average House Value	\$255,578	\$267,560	\$275,321

2023 American Community Survey (ACS)



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