

FOR SALE V/L MAPLETON RD PENDLETON, NY 14094

13.4 acres
Zoned Light-Commercial
\$219,900

13.4 acres with over 900 feet of frontage! Lot zoned as Light Commercial. Multi-Family residences can be built. In order to build SFR, approval from town would be needed. Property is in the floodplain, fill needed. Wetlands applicable to the creek only, the rest is build-able.



KEY FACTS

2,719

Population

46.5

Median Age



2.7

Average Household Size

\$75,929

Median Household Income

3%

No High School Diploma



37%

High School Graduate



33%

Some College



27%

Bachelor's/Grad/Prof Degree

BUSINESS



57

Total Businesses



891

Total Employees

EMPLOYMENT



63%

White Collar



24%

Blue Collar



13%

Services

5.1%

Unemployment Rate

INCOME



\$75,929

Median Household Income



\$32,355

Per Capita Income



\$304,938

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19.8%)
The smallest group: \$200,000+ (1.7%)

Indicator	Value	Difference
<\$15,000	3.1%	-10.6%
\$15,000 - \$24,999	6.2%	-5.0%
\$25,000 - \$34,999	9.7%	-0.7%
\$35,000 - \$49,999	10.3%	-2.8%
\$50,000 - \$74,999	19.8%	+2.0%
\$75,000 - \$99,999	18.9%	+6.4%
\$100,000 - \$149,999	18.7%	+5.5%
\$150,000 - \$199,999	11.8%	+7.1%
\$200,000+	1.7%	-1.6%

Bars show deviation from Niagara County

Location Overview

- ~13 miles to downtown Niagara Falls
- 14.3 Miles to I-90
- 8.2 Miles to I-990
- 18.6 Miles to Buffalo Niagara International Airport
- 10 miles to I-190
- 13 minutes to Downtown Buffalo

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