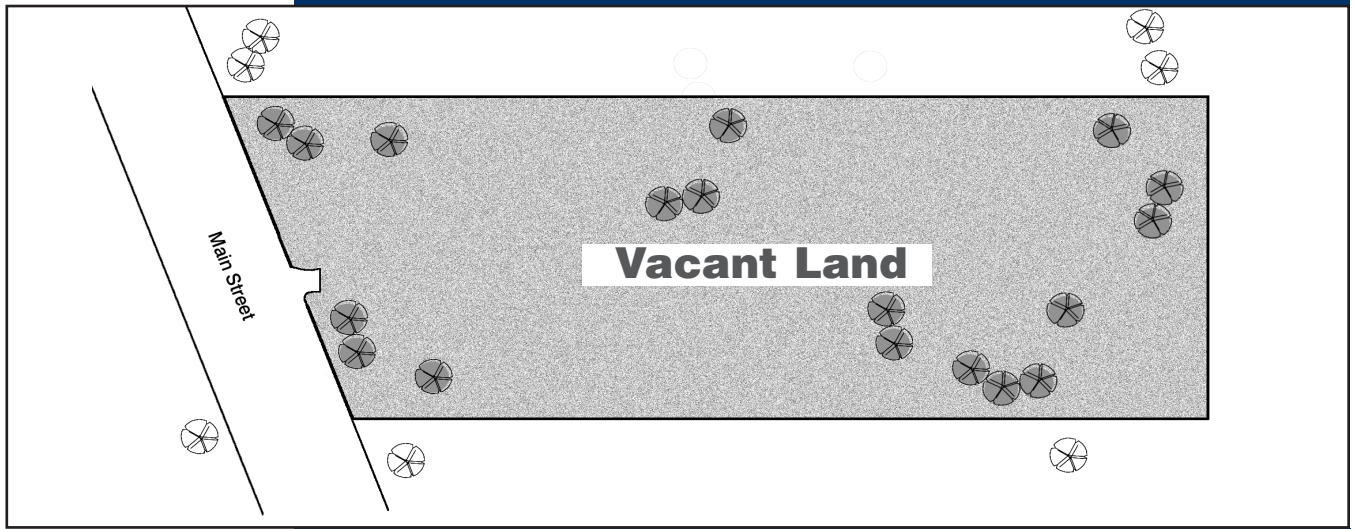


8980 Main Street Clarence, New York



Property Description

4.91 acres

Nestled in an established enclave of boutique styled retailers, this lush piece of vacant land is centrally located near Sheridan Drive and Shimerville Road, surrounded by the affluent suburbs of Clarence and Williamsville. The natural wooded parcel, a rare find on busy Main Street, provides a charming location for office, retail, or specialty operations. Located between the heavily populated Transit Road and the quaint antique village of Clarence Hollow, the land offers unlimited opportunity for the expanding business or targeted franchise.

- 300' frontage on active Main Street, Route 5
- Easy access to Sheridan Drive and Transit Road
- Close proximity to Williamsville, Lancaster, and Amherst
- Minutes to I-90 NYS Thruway
- Natural wooded setting
- On Metro bus route

