

# 8755 SHERIDAN DRIVE

WILLIAMSVILLE, NY 14221

VACANT LAND FOR SALE/LEASE



## PROPERTY HIGHLIGHTS

**ACREAGE:** 5.4+/-  
**ZONED:** COMMERCIAL

- **Highly visible from Sheridan Drive, 8755 Sheridan Drive** offers a distinct location and identity, with a unique opportunity for signage.
- Keenly situated in a high income area, as well as a prime office/retail location.

## LOCATION HIGHLIGHTS

- 4.2 miles from NYS Thruway I-90 Exit 49.
- One mile east of Transit Road (Rt. 78).
- 6 miles from Buffalo Niagara International Airport

