

LOCKPORT COMMERCIAL SITE LISTING

6154 RUHLMANN ROAD

Property Type: Commercial
Land Available: 1.2 Acres
Property Status: Available for Sale
Listed Sale Price: \$125,000

PROPERTY OVERVIEW

This flat, undeveloped parcel is conveniently located on the south side of Ruhlmann Road, approximately ¼ mile west of the intersection with South Transit Road (NY 78). The parcel has 195' of frontage on Ruhlmann Road and is 265' deep. It is the site of the former Lockport Town Hall/Town Garage and is located between the South Lockport Fire Hall and Foxwood Place, a 164-unit multi-family residential townhouse development. Other nearby businesses includes Pep Boys Automotive, Aldi Foods Grocery Store and Hall Apple Farm.

ADDITIONAL DETAILS

Nearest MSA: Buffalo-Niagara
County: Niagara
Avg Daily Traffic Count: 26,850 (2011)

DEMOGRAPHIC STATISTICS (2013 Nielsen Claritas*)

	<u>5 Miles</u>	<u>7 Miles</u>	<u>10 Miles</u>
Total Population:	45,374	58,868	130,612
Median Age:	39.8	40.7	41.5
# Households:	19,004	24,192	50,871
Avg Household Income:	\$61,117	\$65,409	\$80,211

*based on midpoint of 5737 South Transit Road, Lockport

Contact:
David Kinyon
Administrative Director
Town of Lockport Industrial Development Agency
6560 Dysinger Road
Lockport, NY 14094
Telephone: 716-439-9535
Email: dkinyon@elockport.com

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