

LOCKPORT COMMERCIAL SITE LISTING

6537 OLD NIAGARA ROAD

Property Type: Commercial
Land Available: 13 Acres
Property Status: Available for Sale

PROPERTY OVERVIEW

6537 Old Niagara Road is a gently rolling parcel located on the north side of Old Niagara Road, immediately east of Lake Avenue (NY 78). The parcel is bordered on the east by Crosby's Convenient Mart, on the west by Walnut Acres residential subdivision, on the north by Cornell Cooperative Extension of Niagara County and on the south by Odd Fellow & Rebekah Rehab and Health Care Center. The site has approximately 600 feet of frontage and is approximately 850 feet deep.

ADDITIONAL DETAILS

Nearest MSA: Buffalo-Niagara
County: Niagara
Tenancy: Vacant
Avg Daily Traffic Count: 4,897 (2012)

TRAFFIC COUNTS

According to traffic analyses conducted by the Greater Buffalo Niagara Regional Transportation Council, average daily traffic counts at the intersection of NY 78 and Old Niagara Road are 10,600 vehicles per day.

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

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