

LOCKPORT COMMERCIAL SITE LISTING

6632 LINCOLN AVENUE

Property Type: Commercial
Land Available: 1.7 Acres

PROPERTY OVERVIEW

This flat, undeveloped parcel is located on the south side of Lincoln Avenue, between Davison Road and Akron Road. The lot has 253 feet of frontage on Lincoln Avenue. This heavily commercialized area is also within close proximity to a number of modern, single family subdivisions, multi-family apartment complexes, Ulrich Business Park and Lockport Professional Office Park. Nearby businesses include Rite Aid, Jim's Pool Supply, Storage Mall, Shero's Restaurant and Irr Supply.

ADDITIONAL DETAILS

Nearest MSA: Buffalo-Niagara
County: Niagara
Avg Daily Traffic Count: 5,770 (2012)

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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