

LOCKPORT COMMERCIAL SITE LISTING

6697 SOUTH TRANSIT ROAD

Property Type: Commercial
Land Available: Two 1.5 acre parcels
Land Area: Each parcel measures approximately 250' x 250'

PROPERTY OVERVIEW

These two flat, undeveloped parcels are each situated next to the entrance to the Heritage Point residential subdivision. Both parcels are zoned B-1 and are located on the east side of Transit Road (NY 78). The parcel on the south side of Heritage Point is located next to Transit Pools. A vacant 30 acre parcel is located between the parcel on the north side of Heritage Point and Life by Design.

ADDITIONAL DETAILS

Nearest MSA: Buffalo-Niagara
County: Niagara
Property Condition: Flat/Vacant
Avg Daily Traffic Count: 28,950 (2010)

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:

Pyramid Brokerage Company
716-852-7500

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