

LOCKPORT COMMERCIAL SITE LISTING

7114 ROCHESTER ROAD

Property Type: Commercial
Property Status: Available for Lease
Gross Property Area: 3,000 SF
Parcel Dimensions: 96' x 103' x 60' x 143'

PROPERTY OVERVIEW

This vacant lot is located on a $\frac{3}{4}$ Acre parcel at the intersection of Rochester Road (NY 31) and Chestnut Ridge Road (NY 77). An HSBC bank facility had been located at the site, which is located on the same plaza as a Tops Supermarket. Nearby businesses include Scapelliti Superstore and AAA East Central. Major nearby residential subdivisions include Waterford Estates and Nottingham Estates.

ADDITIONAL DETAILS

Nearest MSA: Buffalo-Niagara
County: Niagara
Tenancy: Vacant
Avg Daily Traffic Count: 10,225 (2009)

TRAFFIC COUNTS

According to traffic analyses conducted by the Greater Buffalo Niagara Regional Transportation Council, average daily traffic counts at the intersection of NY 31 and NY 77 is 10,225 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

CONTACT:

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