

LOCKPORT COMMERCIAL SITE LISTING

7131 ROCHESTER ROAD

Property Type: Residential
Land Available: ¾ Acre

PROPERTY OVERVIEW

7131 Rochester Road is a flat, vacant parcel located on the north side of Rochester Road (NY 31), at the intersection of Chestnut Ridge Road (NY 77); it is at the northeast intersection of Rochester Road and Middleton Drive. AAA East Central is located immediately east of the site, and the Tops Plaza is south of the site; other nearby businesses include Iroquois Council, Boy Scouts of America and Scapelliti's Super Store.

ADDITIONAL DETAILS

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

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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