

LOCKPORT COMMERCIAL SITE LISTING

AAA EAST CENTRAL BUILDING 7135 Rochester Road



Property Type: Commercial
Total Available: 1,440 SF
Property Status: Available for Lease
Gross Building Area: 4,752 SF

PROPERTY OVERVIEW

The Niagara Orleans Auto Club Building is a one-story building located on Rochester Road (NY 31) on the east side of Lockport. The building is located opposite a Tops Supermarket and is bordered by residential development. The Iroquois Council Boy Scout office and Edward Jones Financial Services is located to the west of the Auto Club Building.

ADDITIONAL DETAILS

Nearest MSA: Buffalo-Niagara
County: Niagara
Tenancy: Occupied
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

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