

LOCKPORT COMMERCIAL SITE LISTING



Former Akron Road Building Supply Facility 6764 Akron Road

Property Type: Commercial
Total Available: 5.8 Acres
Gross Building Area: 23,700 SF
Property Status: For Sale

PROPERTY OVERVIEW

The former Akron Road Building Supply Facility is a one-story, partially-improved structure on a 5.8 acre site on the east side of the Town of Lockport. The property is located west of the Custom Laser Facility, and is immediately east of the Lockport Professional Office Park. Other nearby businesses include Sparks Custom Homes, Rankie's Hardware, Dahlquist Automotive and ML Tiedeman & Company. The site is also proximate to Northview Gardens, Cottages at Carleton Lake and the Lincoln Avenue Commercial Corridor.

ADDITIONAL DETAILS

Nearest MSA: Buffalo-Niagara
County: Niagara
Tenancy: Vacant
Property Condition: Fair
Avg. Daily Traffic Count: 2,575 (2011)

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:

Theresa Pasquale
Phone: 716-994-2747
Email: pasquale.theresa@yahoo.com

Date: 6/5/14