

LOCKPORT COMMERCIAL SITE LISTING

Former Pooch Palace Facility 5862 South Transit Road



Property Type: Commercial
Contiguous Space: 7,500 SF
Total Available: 7,500 SF
Property Status: Existing
Gross Building Area: 7,500 SF

PROPERTY OVERVIEW

Former Pooch Palace Facility. Could easily be converted to Office Space.
Will consider sub-dividing.

ADDITIONAL DETAILS

Nearest MSA: Buffalo-Niagara
County: Niagara
Tenancy: Single
Property Condition: Good
Avg Daily Traffic Count: 28,950 (2010 GBNRTC Data)

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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Date: 6/9/14