

## LOCKPORT COMMERCIAL SITE LISTING

### **SOUTH TRANSIT SQUARE**

**Location: 5879 South Transit Road**



Property Type: Retail- Commercial for Lease- General  
Annual Rent: See Agent  
Lease Types: NNN  
Total Available: 18,600 SF  
Property Status: Existing  
Gross Building Area: 40,000 SF

#### PROPERTY OVERVIEW

Strip plaza located on east side of Transit Road with convenient customer parking immediately in front. Plaza tenants include Verizon Wireless, Laux Sporting Goods, Cosmo Prof, Hong Kong Buffet and Empire PC Repairs.

#### INFRASTRUCTURE

A 400 amp service capable of providing 12208 volts is available to the site, which is serviced by NYSEG. Verizon provides fiber cables of various sizes, with spare fibers available on pole lines servicing Transit Road.

#### ADDITIONAL DETAILS

Nearest MSA: Buffalo-Niagara  
County: Niagara  
Tenancy: Multiple Tenants  
Property Condition: Excellent

#### DEMOGRAPHIC STATISTICS (2000 Census)

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population:	4,266	33,018	46,273
Median Age:	37	36	36
Households:	1,910	13,822	18,507
Avg. Household Income:	\$49,013	\$48,572	\$52,067

#### CONTACT:

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