

LOCKPORT COMMERCIAL SITE LISTING

SOUTH TRANSIT SQUARE 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, Cosmo Prof, Hong Kong Buffet, Mattress Firm, Dynamic Training Systems and Quest Diagnostics.

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
Avg Daily Traffic Count: 24,725 (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:

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