

LOCKPORT COMMERCIAL SITE LISTING

Towne Square
6409 Dysinger Road
Corner of Dysinger Road and Beattie Road



Property Type: Commercial/Plaza
Property Status: Existing
Gross Building Area: 24,349 SF
Total Available: 1,000 SF

PROPERTY OVERVIEW

Towne Square is an attractive one-story complex located on a 2.8 acre site at the intersection of Dysinger Road (NY 93) and Beattie Avenue. Current tenants include Empire PC and Repair, Ameriprise Financial, Sweet Angels Day Care & Pre-School, Jeffrey Freedman Attorney at Law, Julie's Hair & Nails, A Better Way Gluten Free Bakery, All Strings Attached, McMillan, Anderson & Associates, US Department of Agriculture, and National Recovery Solutions. Towne Square is located across from the Lockport Town Center and the New York State Police barracks, Tim Hortons, Dunkin' Donuts and Kenyon's Variety.

ADDITIONAL DETAILS

Nearest MSA: Buffalo-Niagara
County: Niagara
Tenancy: Rental
Property Condition: Very Good
Avg. Daily Traffic Count: 15,550 (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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