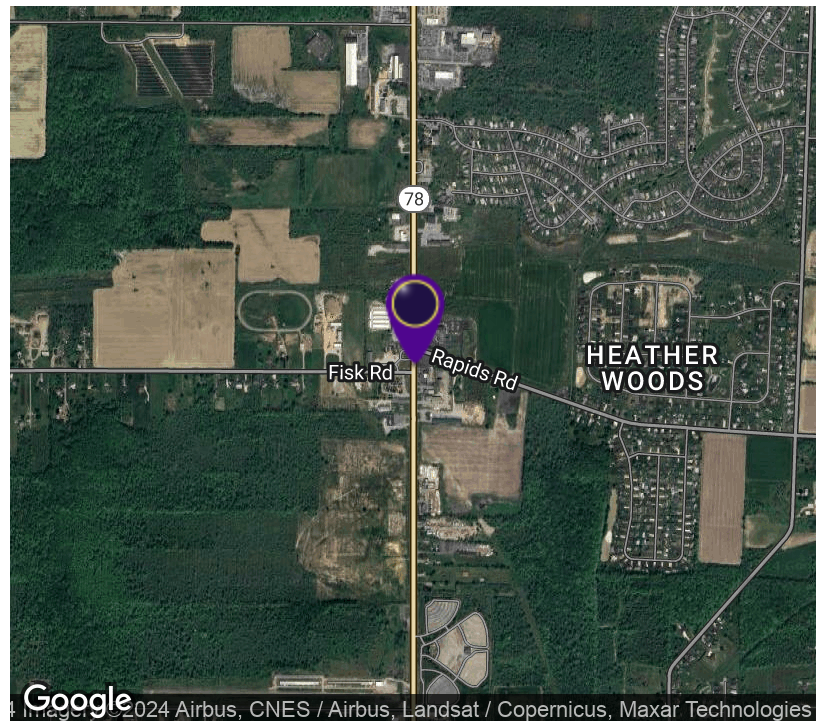
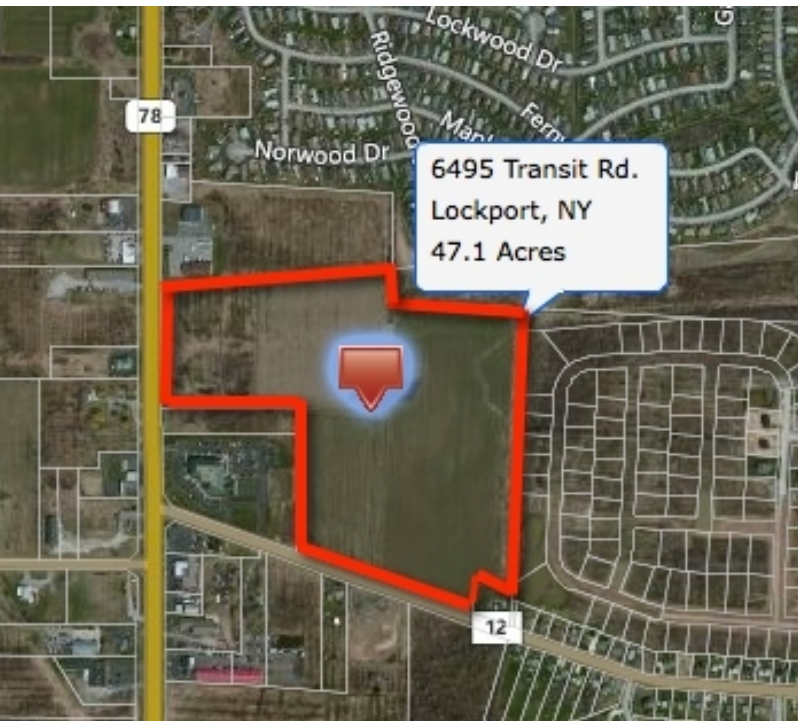


# 6495 South Transit Road

Lockport, NY 14094



## OFFERING SUMMARY

Sale Price: Subject To Offer

Available SF:

Lot Size: 47.1 Acres

Price / SF: -

## PROPERTY OVERVIEW

Excellent for any retail/office or residential development. Will divide to 2 acre parcels up to 47.1 acres. Traffic signal at corner. Excellent visibility and very accessible. 28,600 traffic count.

## LOCATION OVERVIEW

Two miles north of Millersport Highway and 1/2 mile south of Robinson Road (Rt. 93). Close proximity to Lockport Airport and North and East of Corner Stone Community Federal Credit Union. Located on the east side of S Transit Rd. (NY78) as well as Rapids Rd. Daily traffic average is 29,250 AADT and the local population within a 7 mile radius is 59,095 persons with an average household income of \$65,074.

## PROPERTY HIGHLIGHTS

- Excellent visibility and very accessible
- Land is high and dry
- Traffic signal access
- High traffic counts
- Excellent development opportunities
- Open to any reasonable offers



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ADDITIONAL PHOTOS

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6495 South Transit Road  
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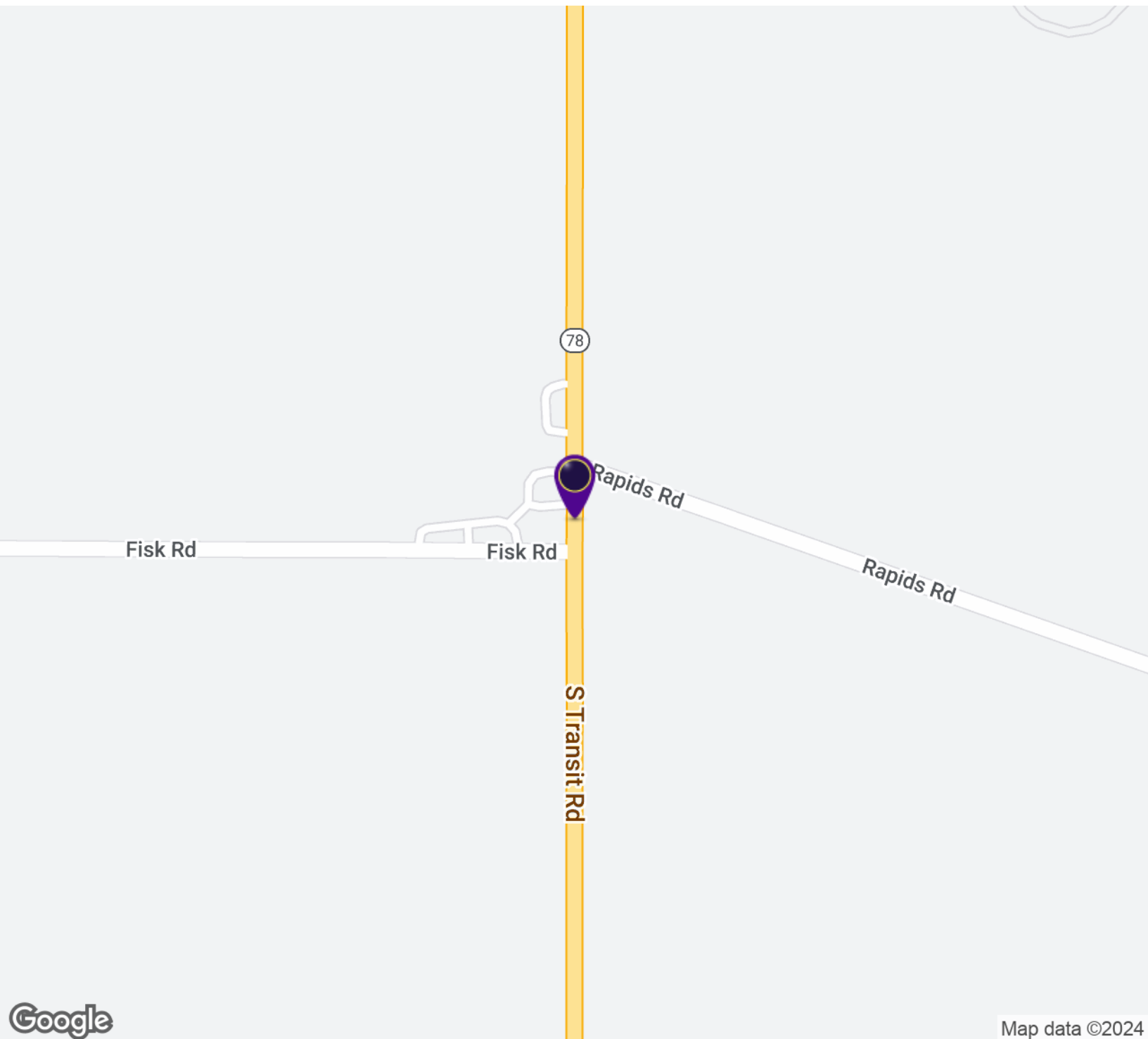
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## LOCATION MAP

# 6495 South Transit Road

Lockport, NY 14094

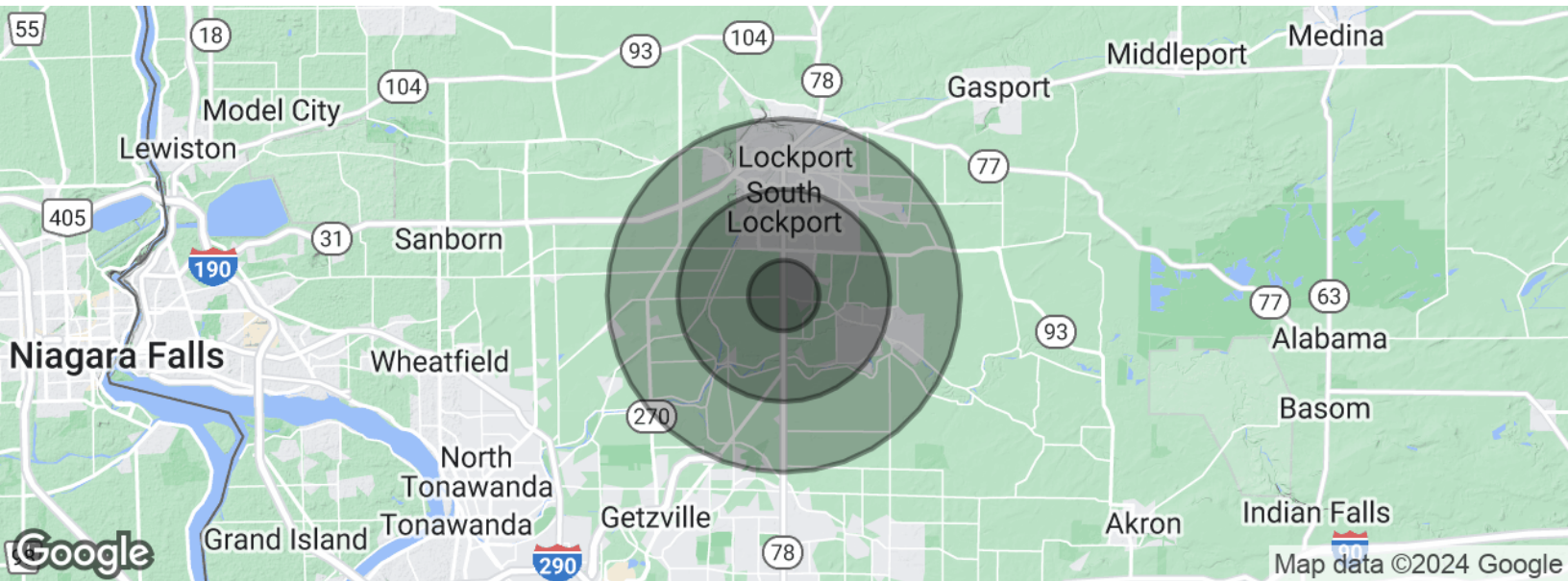


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,224	14,770	46,270
Median age	40.3	44.3	42.0
Median age (Male)	39.2	43.7	40.7
Median age (Female)	42.9	45.0	42.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,425	6,884	21,972
# of persons per HH	2.3	2.1	2.1
Average HH income	\$70,910	\$74,263	\$70,743
Average house value	\$92,269	\$148,868	\$149,279

\* Demographic data derived from 2020 ACS - US Census



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