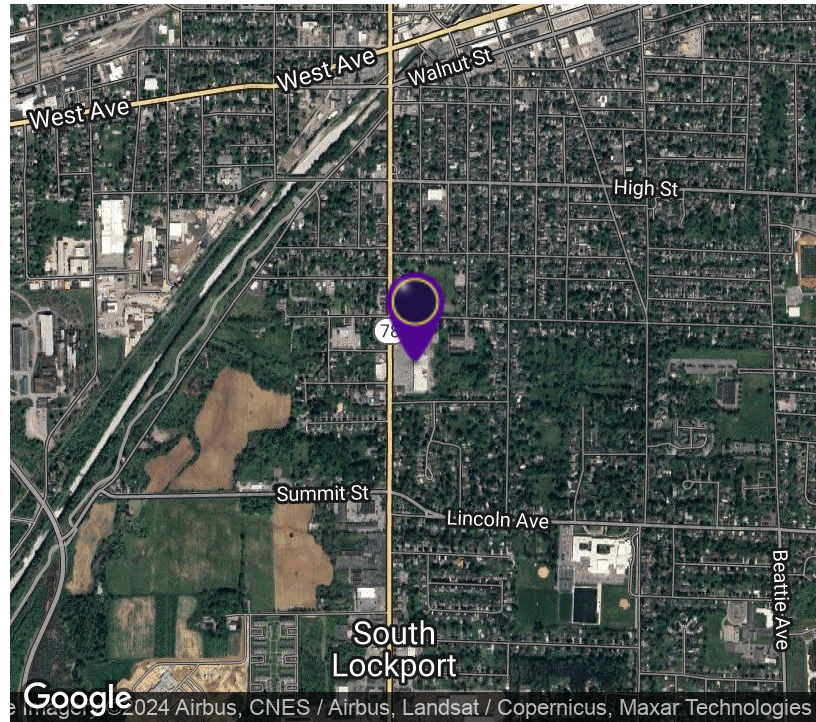


Lockport Plaza

312 South Transit Road , Lockport, NY 14094



OFFERING SUMMARY

Available SF: 7,000 - 9,800 SF

Lease Rate: \$9.50 SF/yr (NNN)

Lot Size: 8.51 Acres

Year Built: 1955

Building Size: 90,000 SF

PROPERTY OVERVIEW

Well established plaza, Large area in the heart of Lockport. 7,000+/- up to 9,800+/- SF available. Ideal for any retail, office, or medical space. 5-mile radius population of 46,000 and an average household income of \$62,599. Draws from all areas of Niagara, Northern Erie and Orleans county. Located on Route 78's rapidly growing business corridor. Average daily traffic count of 17,500+/- on Transit Road.

LOCATION OVERVIEW

Located right on Transit in the heart of Lockport, close proximity to residential, central business district, and area hotels. Easy access to New York State Thruway I-990.

PROPERTY HIGHLIGHTS

- Large Storefront Retail/Office Plaza
- Excellent Location
- High Visibility
- Ample Parking



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ADDITIONAL PHOTOS

Lockport Plaza

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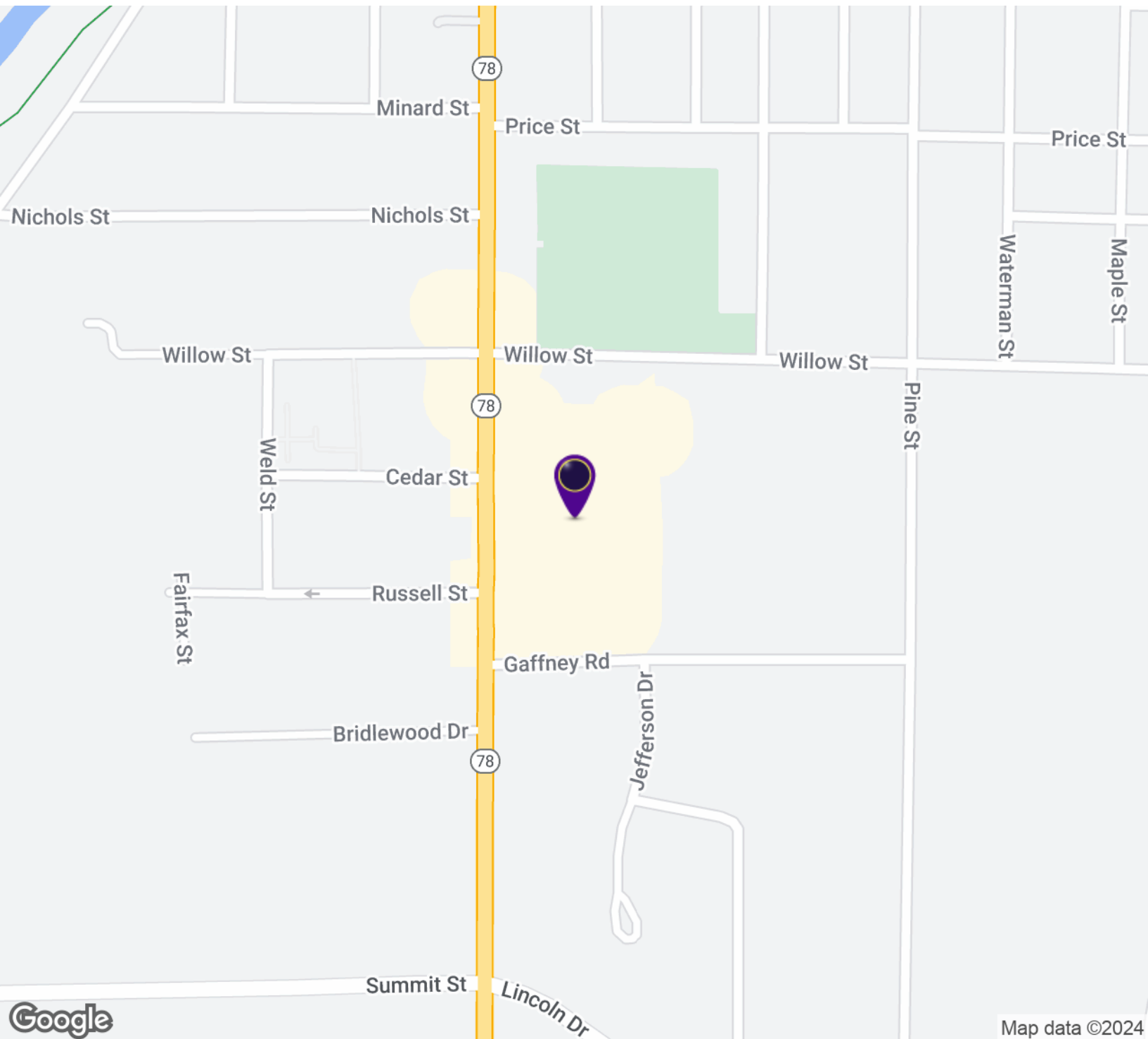


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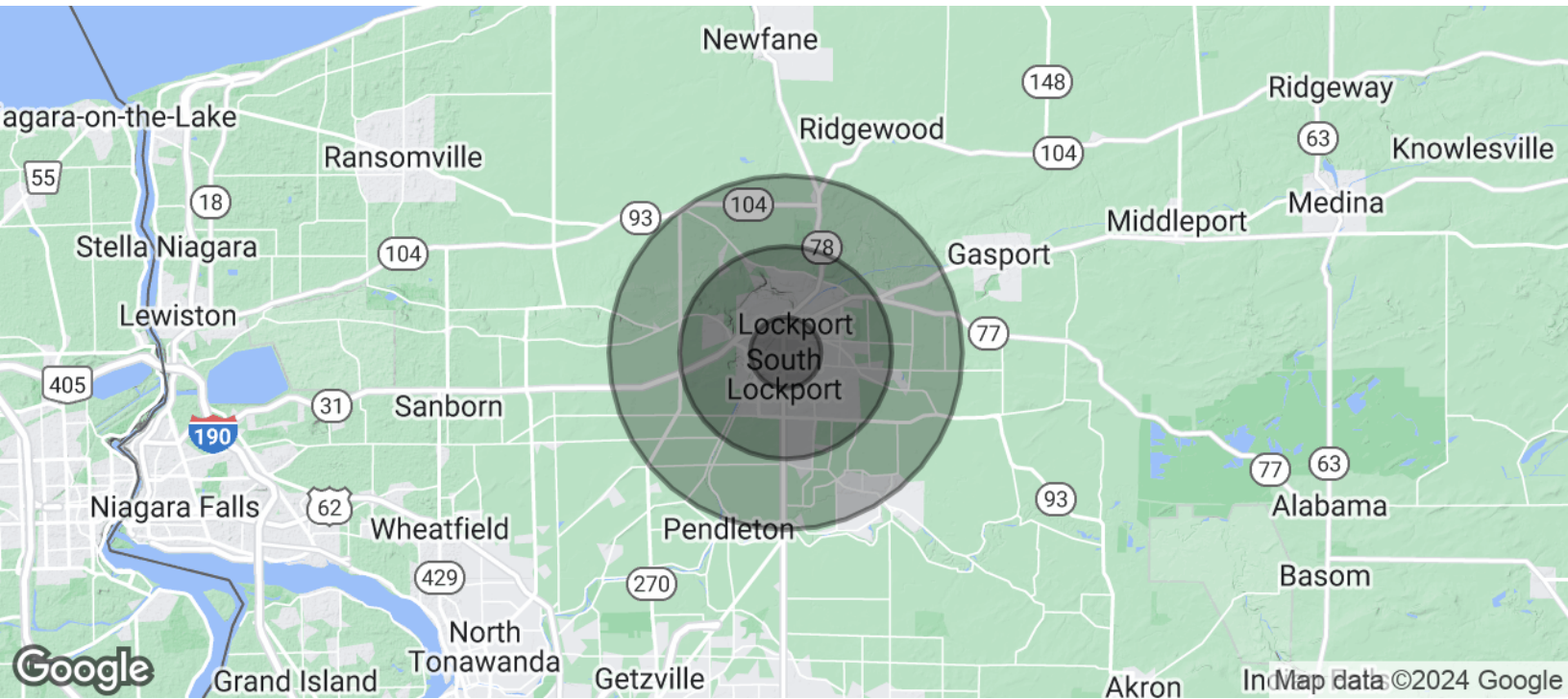


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,318	38,616	56,037
Average age	40.1	39.3	39.5
Average age (Male)	39.7	40.0	40.2
Average age (Female)	40.7	39.3	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,831	16,419	22,852
# of persons per HH	2.2	2.4	2.5
Average HH income	\$46,134	\$50,058	\$56,183
Average house value	\$107,679	\$91,100	\$110,017

* Demographic data derived from 2020 ACS - US Census



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