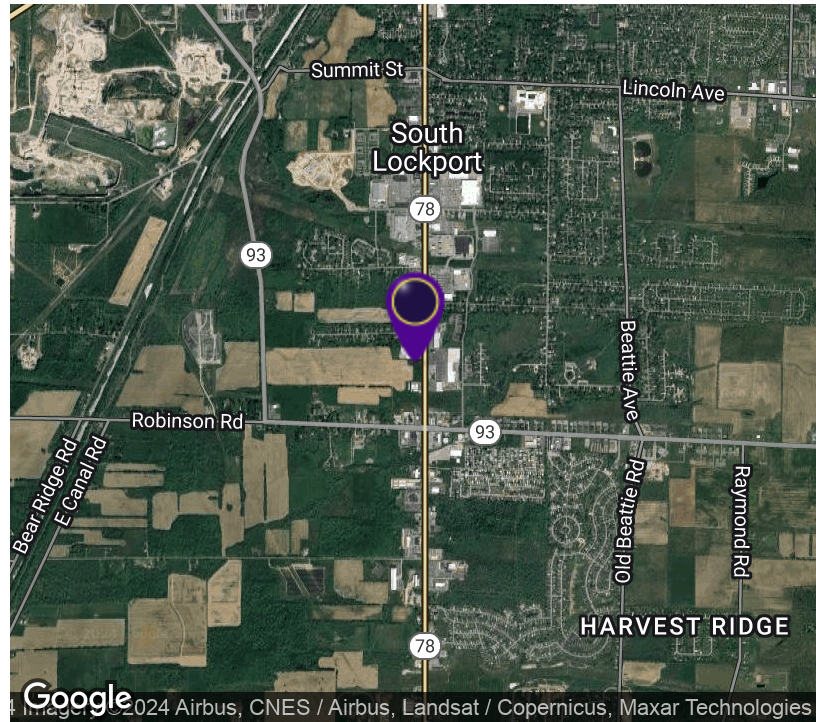
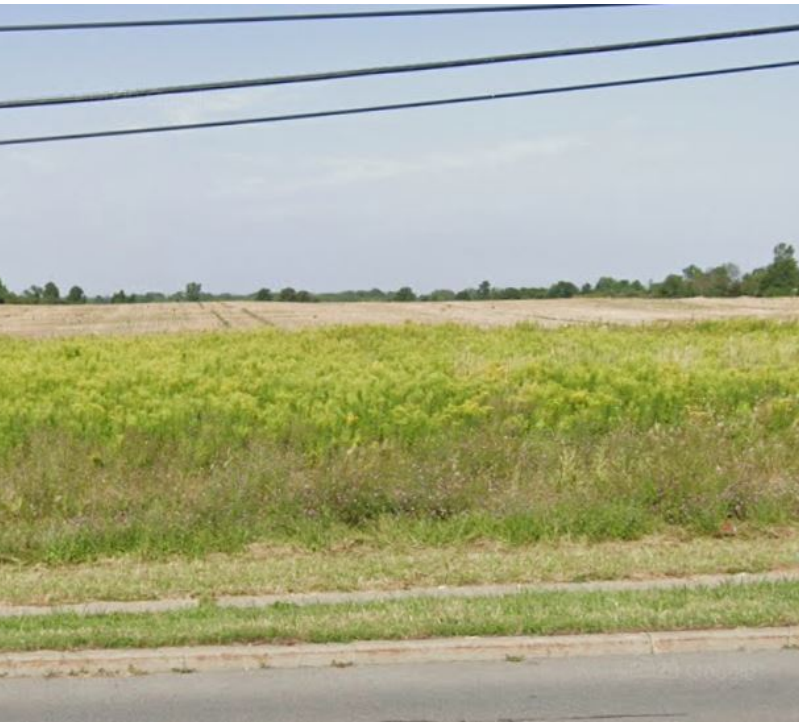


Redevelopment Site

5924 S. Transit Road, Lockport, NY 14094



OFFERING SUMMARY

Sale Price: Call For More Details

Lot Size: 63.3 Acres

Zoning: Commercial and Residential

PROPERTY OVERVIEW

This development site consists of 63.3+/- acres on South Transit Road with a zoning of medium commercial. Permitted uses include auto sales and service, retail, office, restaurants, banks, etc. This entire site consists of 63.3+/- acres owner is willing to sub-divide. Property currently has 521+/- feet of frontage and a depth of 2,885+/- feet of flat land.

LOCATION OVERVIEW

Located in the town of Lockport between Robinson Road and Strauss Road. Approximately 4 mile north of Amherst, the Erie County Border, and the intersection at Transit Road & Millersport Highway. Adjacent to Fieldstone restaurant & close proximity to Walmart, Tops Super Market, McDonalds, Wendys, TJ Maxx, Arbys, Pep Boys, Home Depot, and Runnings.

PROPERTY HIGHLIGHTS

- 63.3+/- Acres Available
- Zoned Commercial and Residential
- Excellent Location
- Large Frontage - Flat Land
- Lot Size: 521' +/- x 2,885' +/-

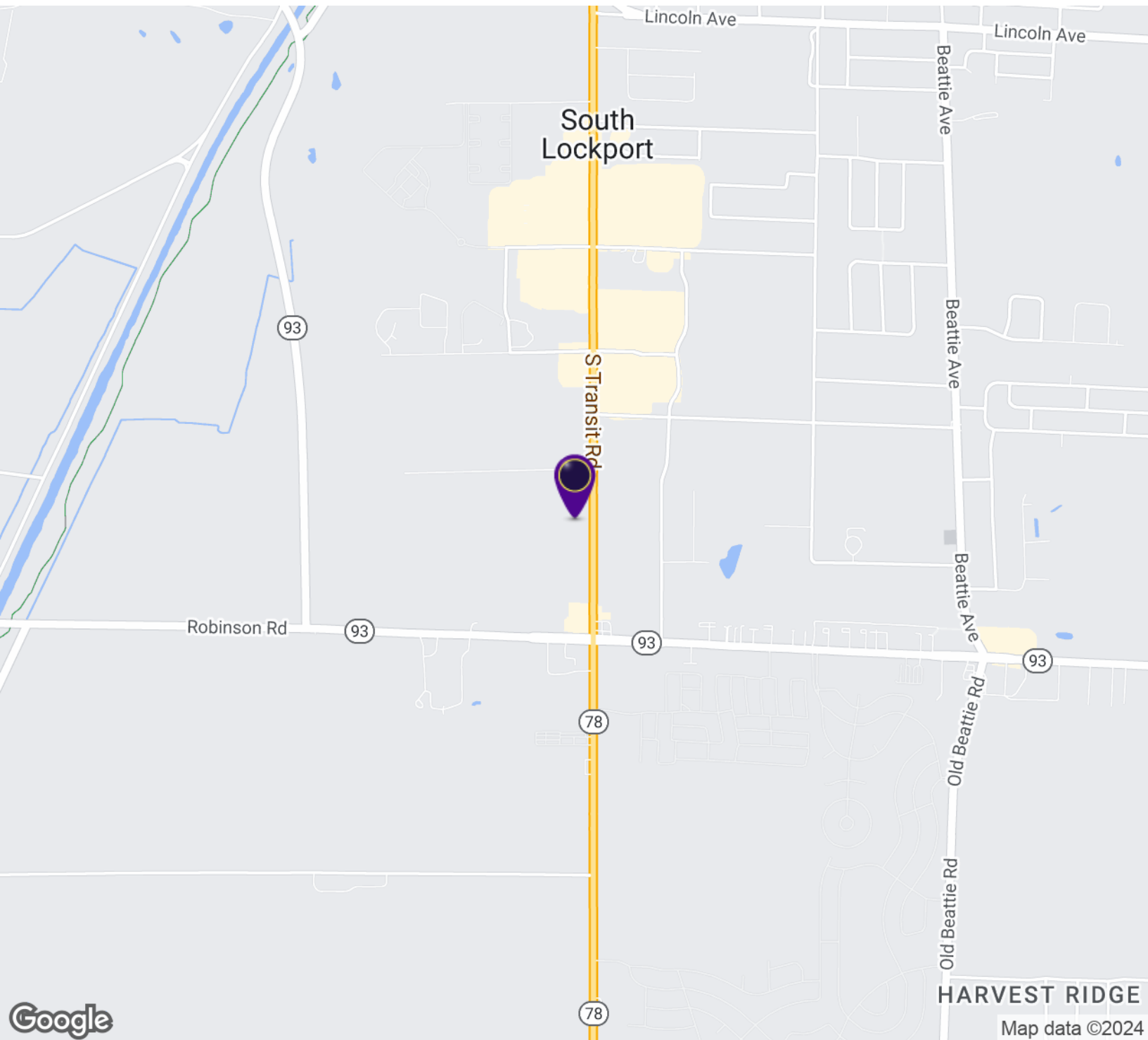


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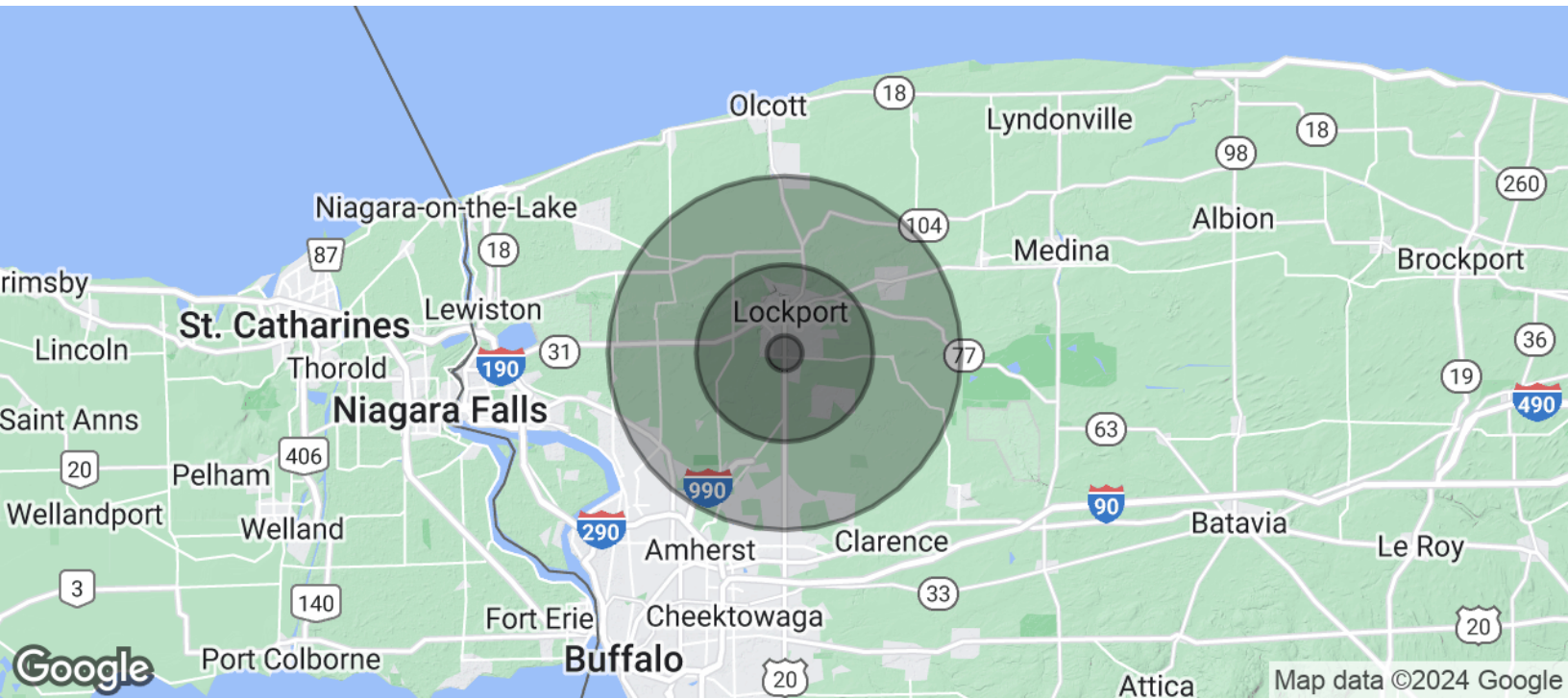
Redevelopment Site

5924 S. Transit Road, Lockport, NY 14094



Redevelopment Site

5924 S. Transit Road, Lockport, NY 14094



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,125	51,709	219,239
Average age	40.4	40.1	41.2
Average age (Male)	42.1	39.4	39.8
Average age (Female)	40.0	41.3	42.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	452	21,055	84,007
# of persons per HH	2.5	2.5	2.6
Average HH income	\$72,451	\$70,639	\$83,162
Average house value	\$164,387	\$148,380	\$187,123

* Demographic data derived from 2020 ACS - US Census



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