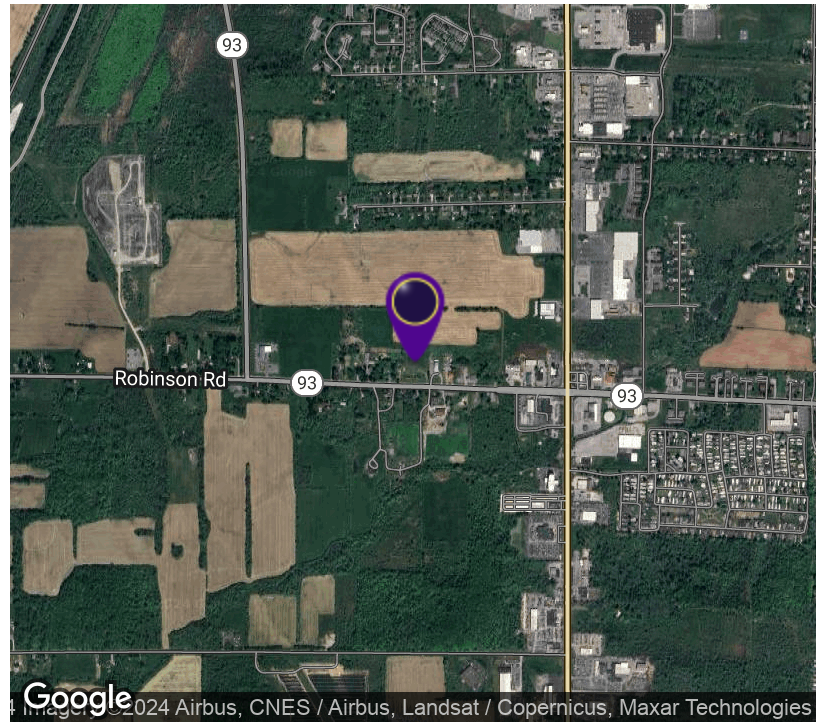
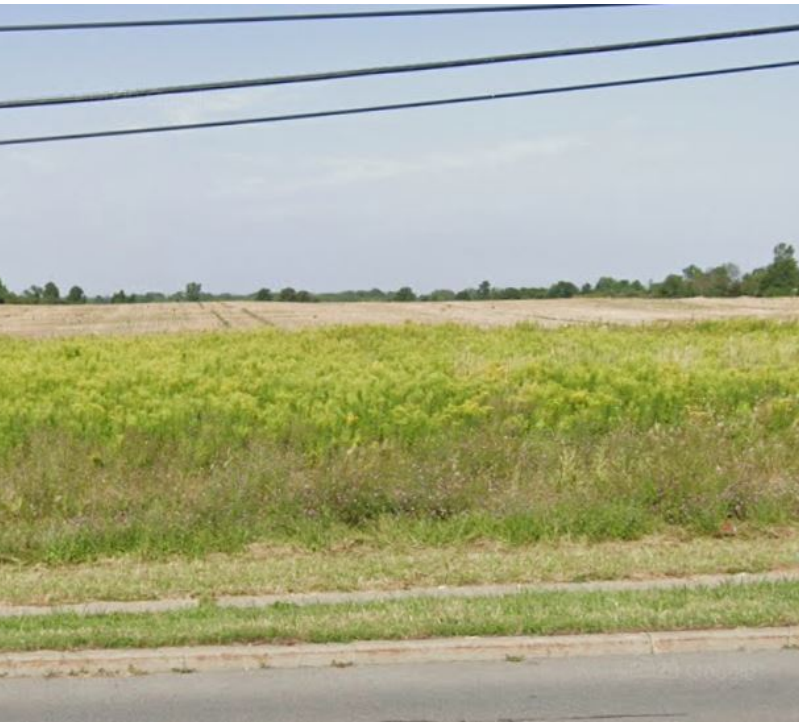


Redevelopment Site

6071 Robinson Road , Lockport, NY 14094



OFFERING SUMMARY

Sale Price: \$249,900

Available SF:

Lot Size: 2.6 Acres

Zoning: Commercial and Residential

Price / SF: \$2.21

PROPERTY OVERVIEW

This development site consists of 2.6+/- acres on Robinson Road with a zoning of medium commercial. Permitted uses include auto sales and service, retail, office, restaurants, banks, etc. This entire site consists of 2.6+/- acres. Property currently has 324+/- feet of frontage and a depth of 363+/- feet of flat land.

LOCATION OVERVIEW

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

PROPERTY HIGHLIGHTS

- 2.6+/- Acres Available
- Zoned Commercial and Residential
- Excellent Visibility
- Large Frontage - Flat Land
- Lot Size: 324' +/- x 363' +/-

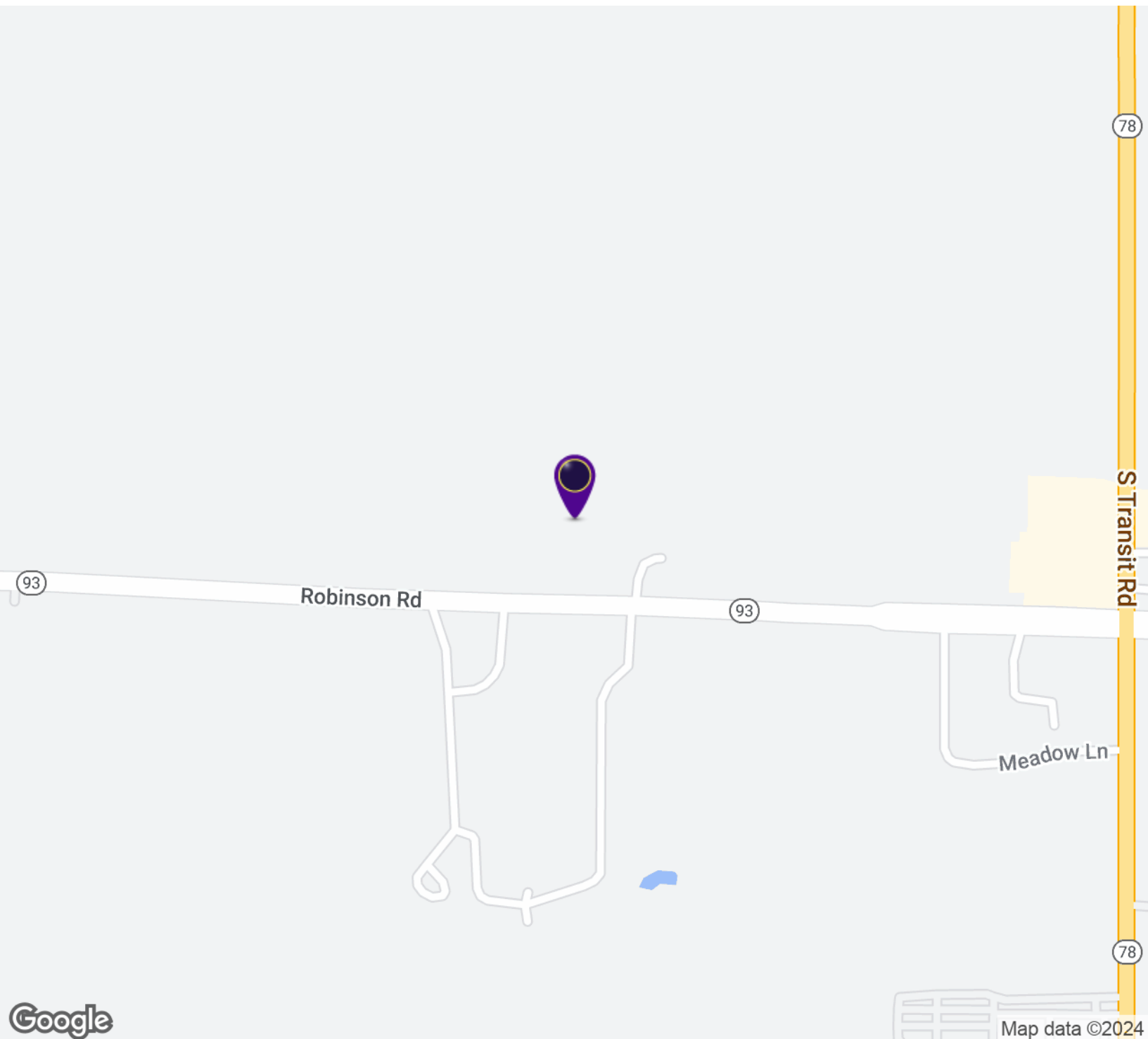


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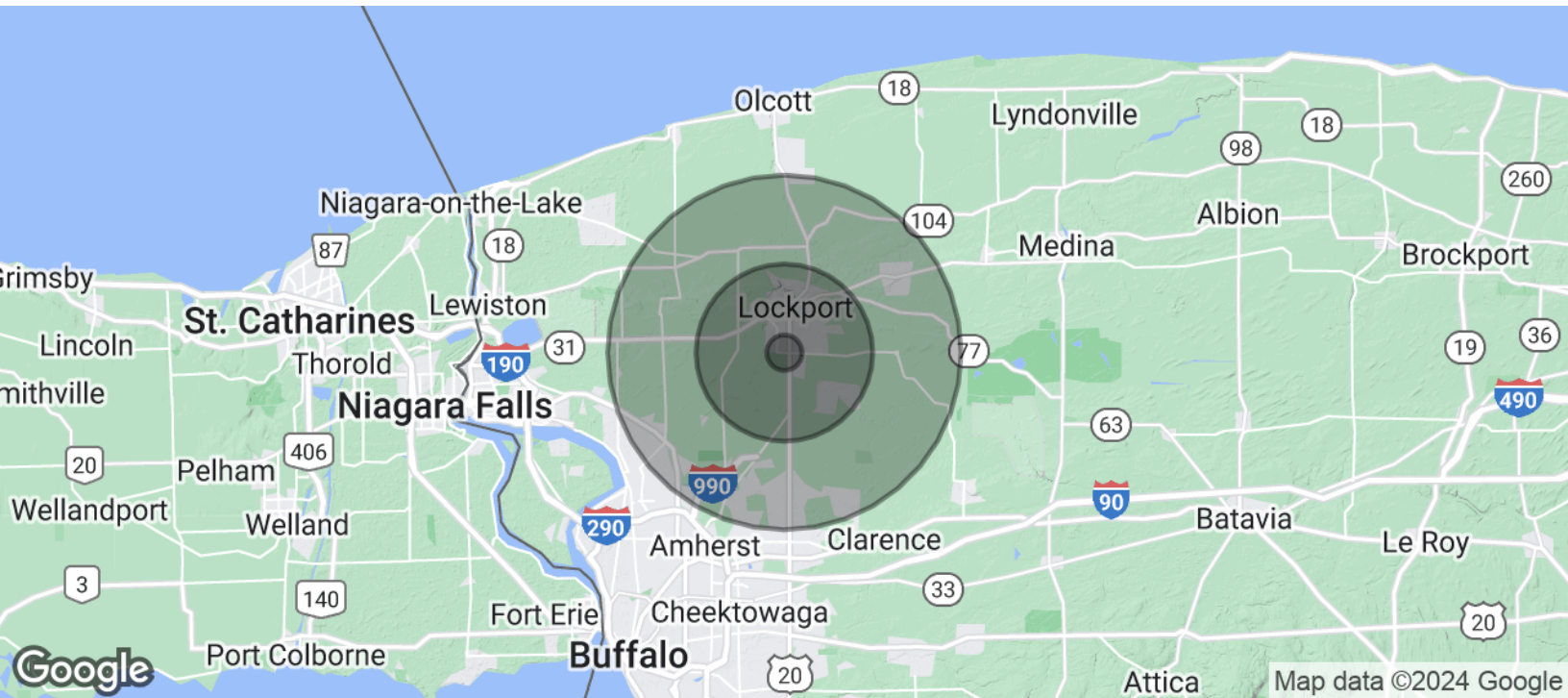
Redevelopment Site

6071 Robinson Road , Lockport, NY 14094



Redevelopment Site

6071 Robinson Road , Lockport, NY 14094



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,651	55,967	156,457
Average age	39.1	39.6	41.2
Average age (Male)	38.6	40.2	40.6
Average age (Female)	40.9	39.7	42.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	639	22,984	60,046
# of persons per HH	2.6	2.4	2.6
Average HH income	\$59,563	\$57,606	\$81,322
Average house value	\$76,631	\$119,928	\$176,140

* Demographic data derived from 2020 ACS - US Census



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