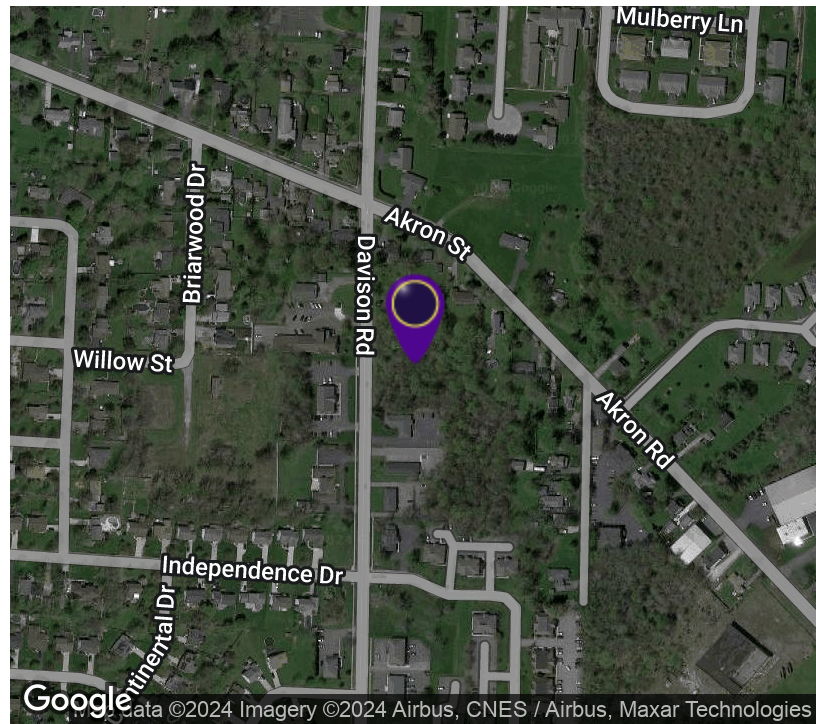
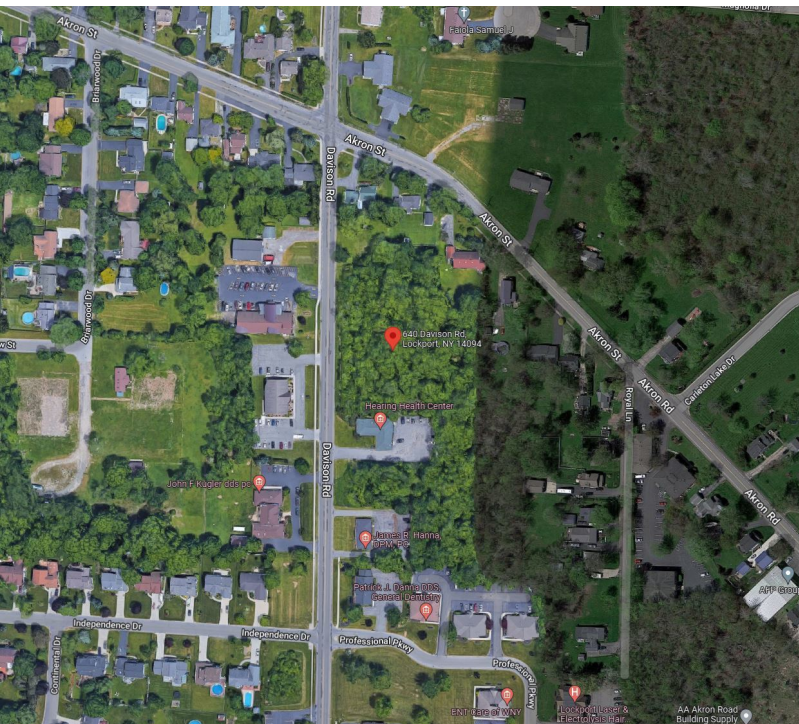


New Price! Buildable Vacant Land

640 Davison Road, Lockport, NY 14094

**SALE PRICE****\$29,900****OFFERING SUMMARY**

Lot Size: 0.47 Acres

Zoning: Commercial

Price / SF: \$1.46

PROPERTY OVERVIEW

.47+/- Acres buildable vacant lot zoned commercial. Ideal for any type of Professional Office uses. Priced to Sell Quickly. Just north of Lockport Professional Office Park.

LOCATION OVERVIEW

Vacant Land located just north of Medical and Professional Park which sits on Davison Road in the City of Lockport, N.Y. 1.5 miles East of Transit Road Route 78, one mile south of Lockport Memorial Hospital. Easy access to the downtown Lockport area and all the national retail stores, restaurants, and hotels such as Walmart Supercenter, Runnings, Tops Supermarket, Starbucks, Tim Hortons, Denny's, Burger King, Home Depot, Big Lots, Hampton Inn Lockport, Wendy's, Lockport Outdoor Store, Tractor Supply Company, Panera Bread, Office Depot, Applebee's, Aldi, Holiday Inn Express, Family Dollar, PetSmart, Advanced Auto Parts, Dollar General, and many others. Lockport is located in the center of Niagara County approximately 18 miles east of the Niagara Falls USA/Canadian border and 30 miles from Downtown Buffalo.

PROPERTY HIGHLIGHTS

- .47+/- Acres
- Buildable Vacant Lot
- Zoned Commercial
- Priced to Sell



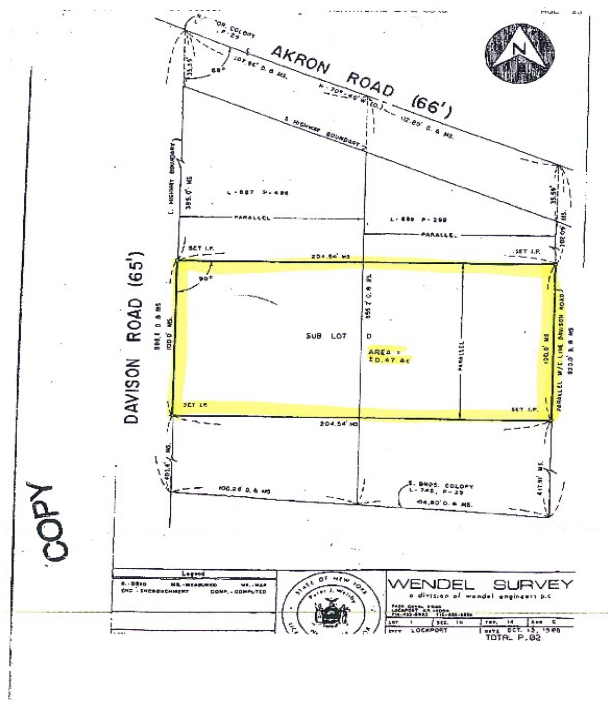
RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
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ADDITIONAL PHOTOS

New Price! Buildable Vacant Land

640 Davison Road, Lockport, NY 14094

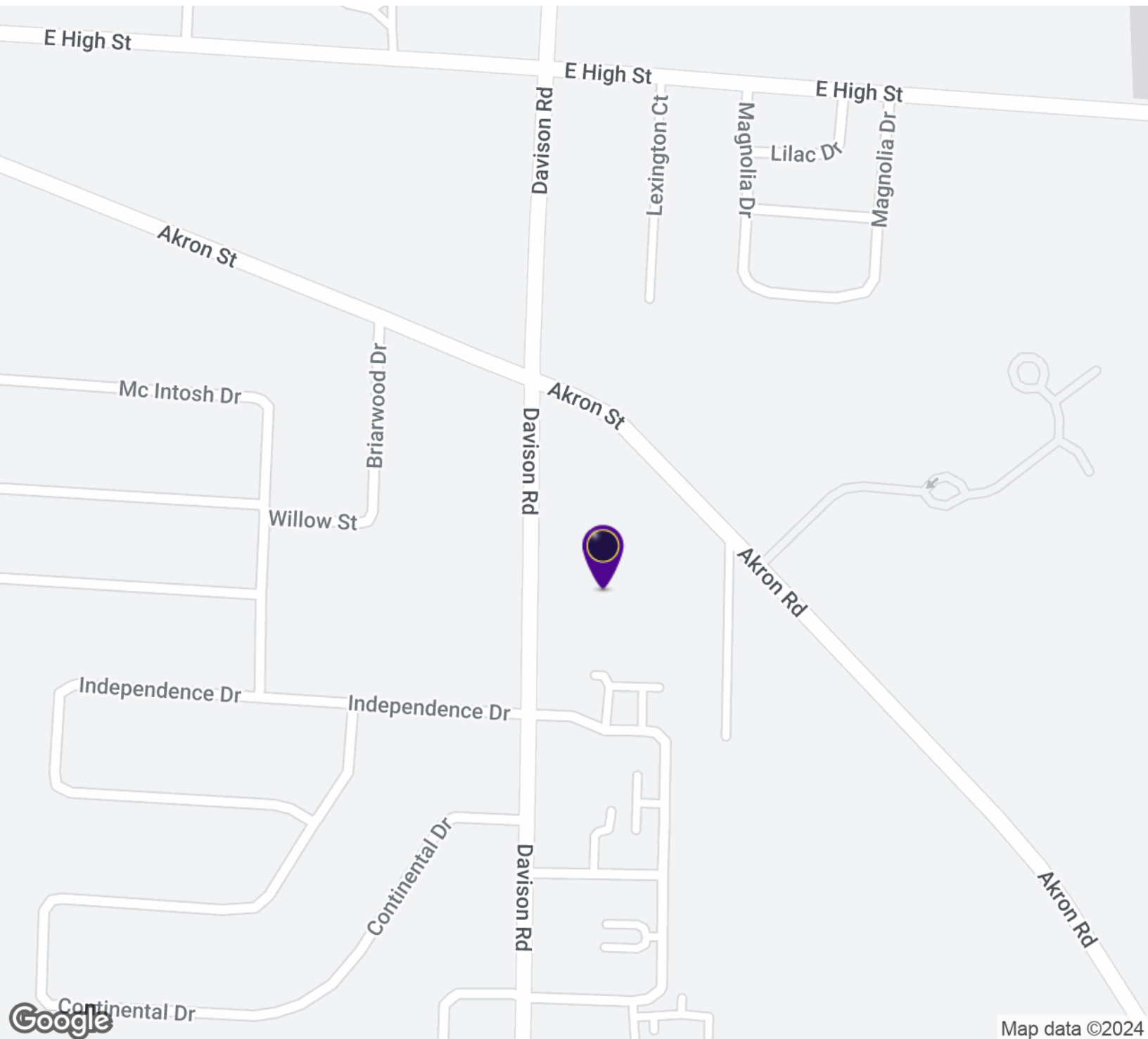


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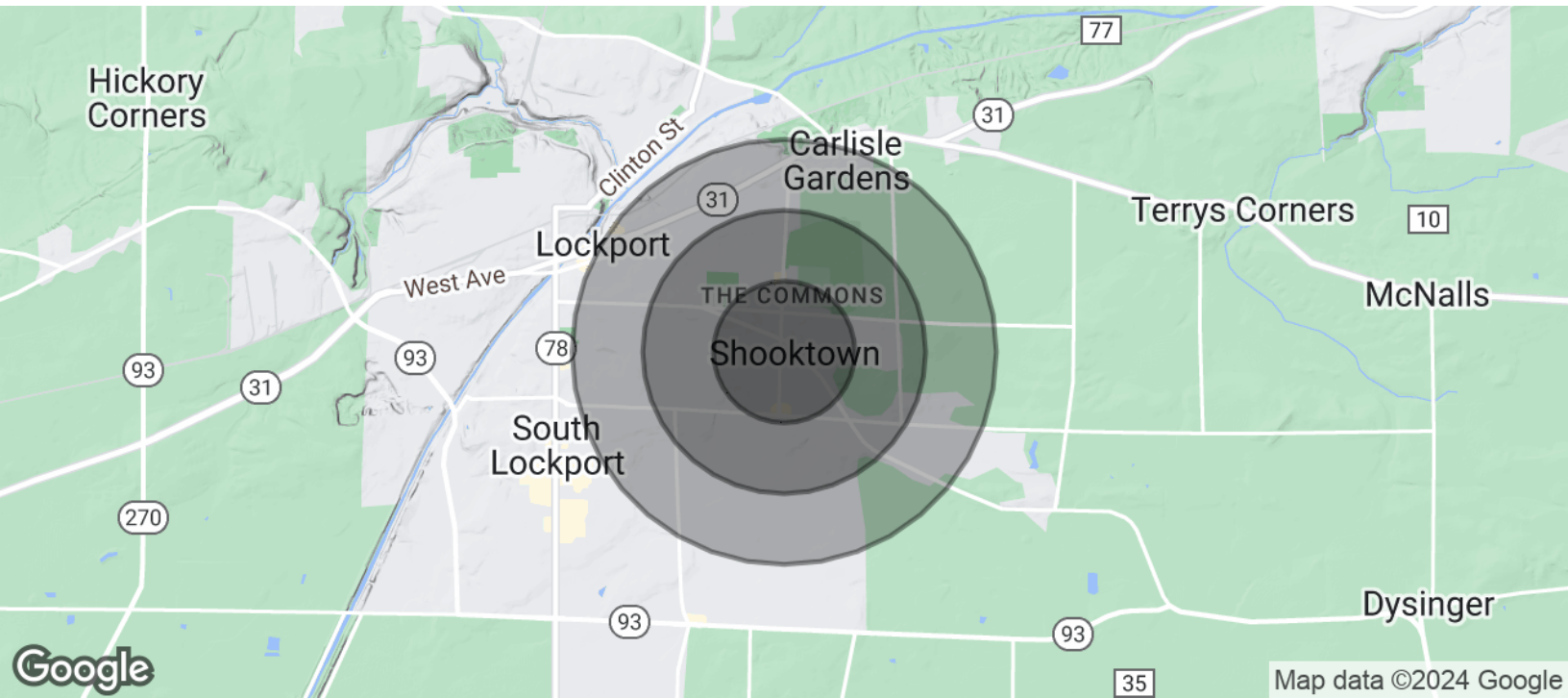
New Price! Buildable Vacant Land

640 Davison Road, Lockport, NY 14094



New Price! Buildable Vacant Land

640 Davison Road, Lockport, NY 14094



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,620	6,218	14,241
Average Age	47.3	43.0	42.3
Average Age (Male)	41.5	41.2	41.8
Average Age (Female)	52.7	45.5	43.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	787	3,258	7,450
# of Persons per HH	2.1	1.9	1.9
Average HH Income	\$73,692	\$65,153	\$63,046
Average House Value	\$146,848	\$125,684	\$117,949

* Demographic data derived from 2020 ACS - US Census



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