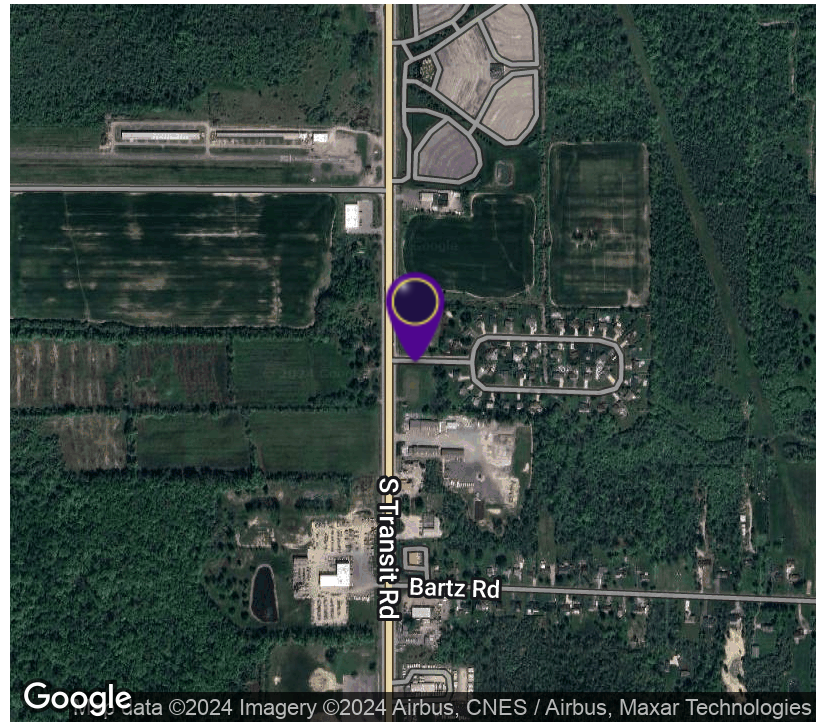


Two 1.5 Acre Parcels Available for Sale or Build To Suit 6695 & 6697 S Transit Road , Lockport, NY 14094

**SALE PRICE****CALL FOR DETAILS****OFFERING SUMMARY**

Lot Size:

1.5 Acres

PROPERTY OVERVIEW

Two 1.5 +/- acres parcels located on S Transit Road which are ideal for any business including retail complex, office space, brewery/distillery, restaurant, fast food. Each parcel consists of 1.5 acres and are zoned B-1. Lot dimensions are 267' x 255' +/- . Situated between two growing markets, Lockport and Amherst, with close proximity to both areas amenities. The site is at the corner of Heritage Point giving easy accessibility from both Transit Road and Heritage Point. 30,000 +/- traffic count on Transit Road daily. Each parcel has a double-sided billboard with an income of \$11,000 per year for both billboards. This covers more than the yearly taxes. The northeast parcel has drainage on property and stone lot.

Zoning:

B1



RICK RECCKIO
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4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

PROPERTY SUMMARY

Two 1.5 Acre Parcels Available for Sale or Build To Suit
6695 & 6697 S Transit Road , Lockport, NY 14094



LOCATION DESCRIPTION

Located on South Transit Road, this property consists of two parcels located on the north and south side of Heritage Point. Each parcel is 1.5 +/- acres. A few miles south of Robinson Road and a mile north of the major intersection of Millersport Highway and Transit Road. Easily accessible to New York State I-990. Major retailers around the area include Walmart Supercenter, Home Depot, PetSmart, Big Lots, TJ Maxx, Tops Friendly Market, Niagara Produce, New York Beer Project, and many more.

PROPERTY HIGHLIGHTS

- Excellent Development Opportunity Available
- Two Corner Lot Parcels
- Situated in an Ideal Area Between Lockport and Amherst
- 30,000 +/- Traffic Count on Transit Road Daily

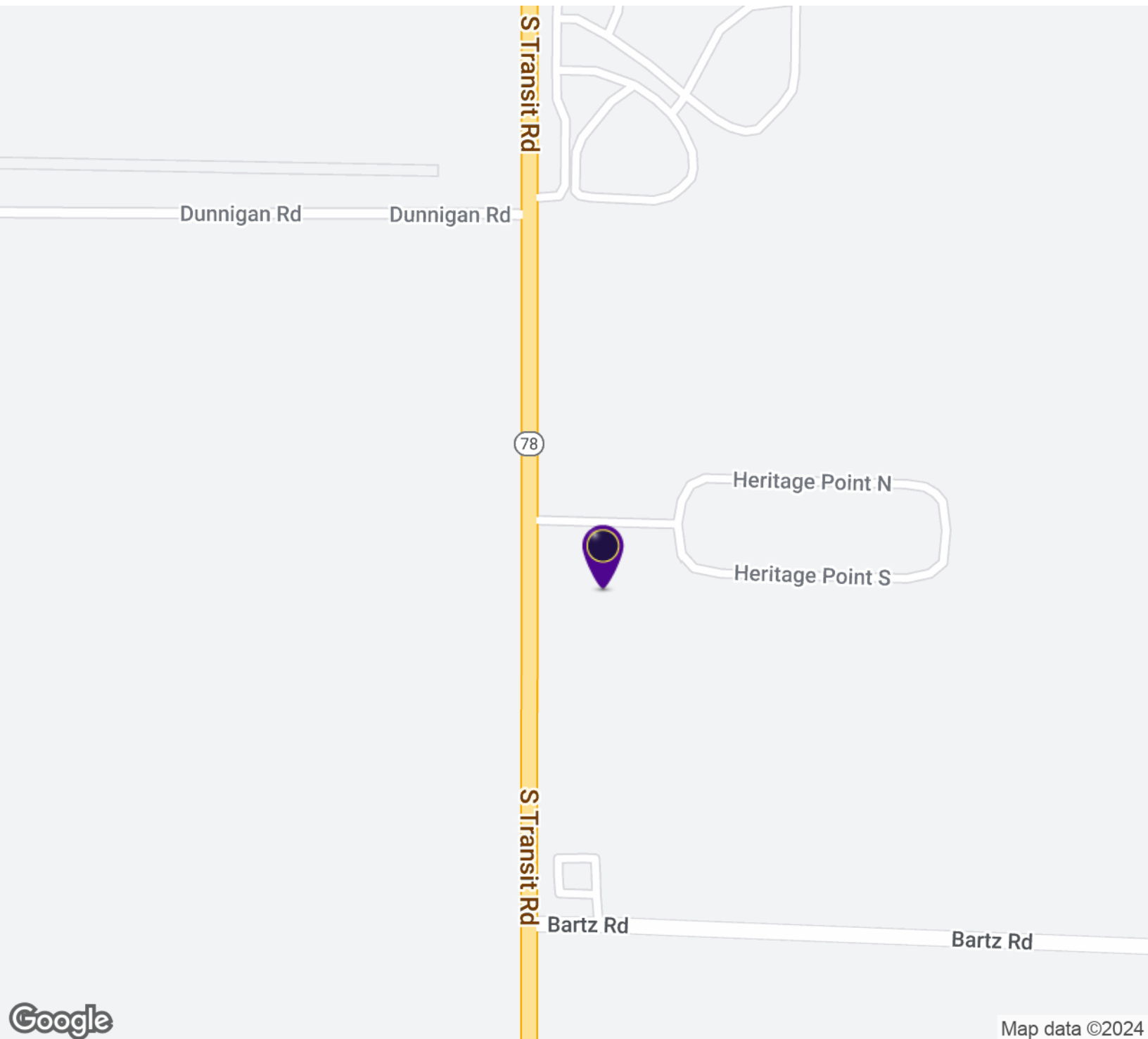


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LOCATION MAP

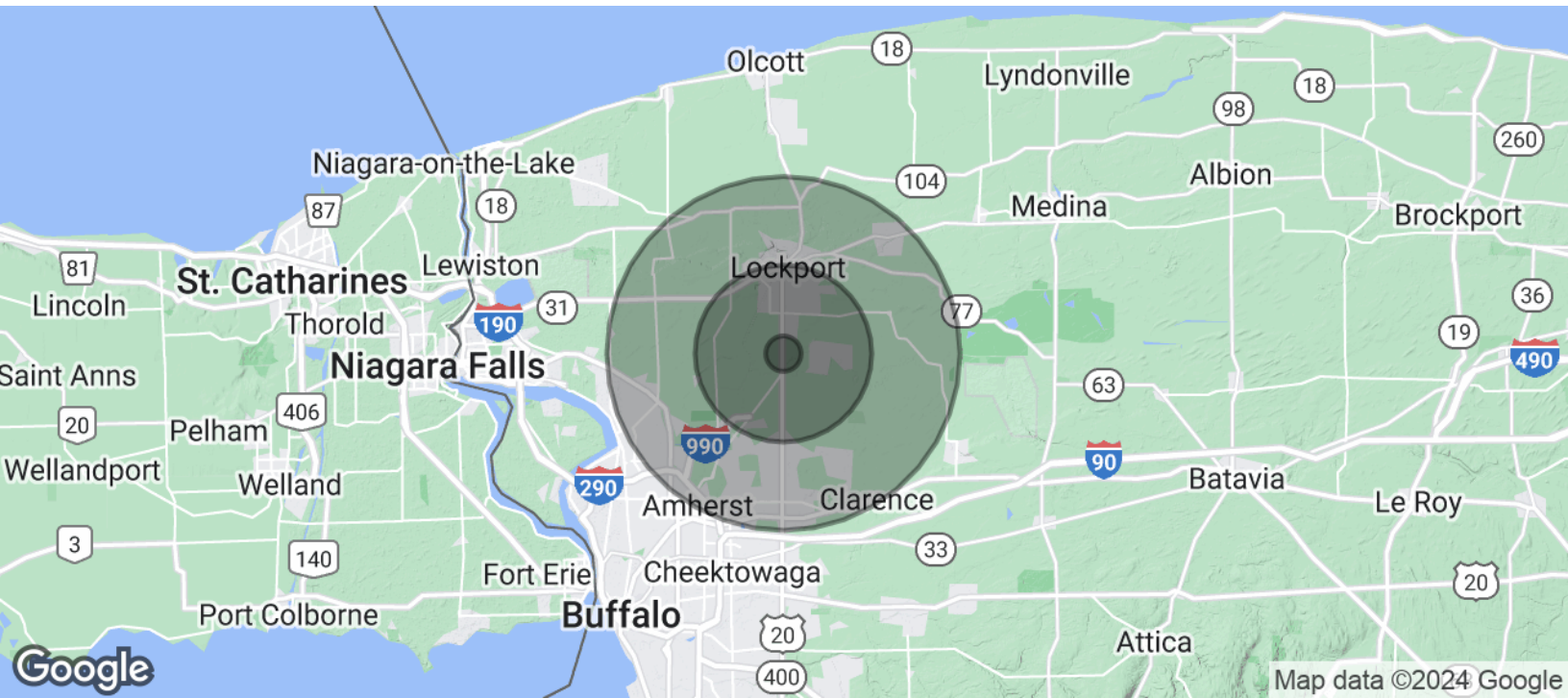
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,511	53,029	212,511
Average Age	40.0	40.1	41.2
Average Age (Male)	41.0	39.5	39.9
Average Age (Female)	40.8	41.3	42.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	637	21,758	81,655
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$62,875	\$68,254	\$82,459
Average House Value	\$129,205	\$142,812	\$185,363

2020 American Community Survey (ACS)