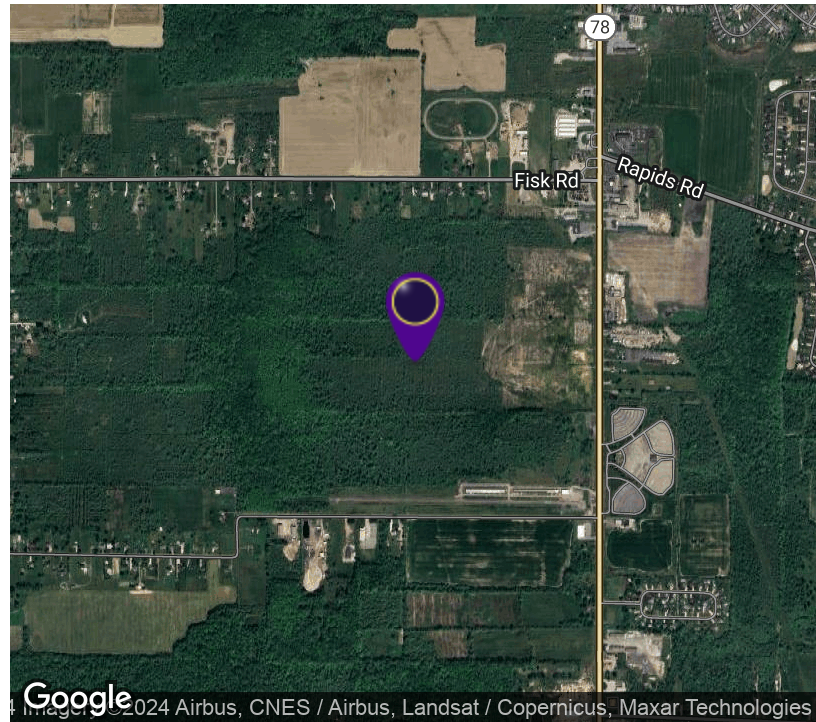


5 Acres up to 115.2+/- Acres Vacant Land

6580 & 6616 Transit Road, Lockport, NY 14094



OFFERING SUMMARY

Sale Price: Call For More Details

Lot Size: 115.2 Acres

Zoning: R2

PROPERTY OVERVIEW

Virgin Ground. Very High and Dry. Over 115.2+/- Acres with 1,886+/- feet of frontage and a depth of 2,892+/- feet. The front 1,000 feet of depth is zoned medium commercial. Permitted uses include auto sales, service, retail, office, restaurants, banks etc. Rear acreage is zoned R2. Located on Transit Road, approximately 1 mile north of the Town of Amherst and the Erie County Border and the intersection of Millersport Highway. Will subdivide 5 Acres and Up 115.2+/- Acres. Daily traffic average is 29,250 AADT and the local population within a 7 mile radius is 59,095 persons with an average household income of \$65,074. Owner financing available to qualified purchaser.



RICK RECCKIO
716.998.4422
rick@recckio.com

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

PROPERTY SUMMARY

5 Acres up to 115.2+/- Acres Vacant Land

6580 & 6616 Transit Road, Lockport, NY 14094



LOCATION DESCRIPTION

Located just south of Robinson Road and two miles south of Tops Supermarket, Home Depot, Bon Ton and Walmart. Minutes from Amherst.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	424	18,514	93,486
Total Population	1,084	48,073	241,827
Average HH Income	\$83,397	\$88,900	\$81,992

PROPERTY HIGHLIGHTS

- Can be divided from 5+/- acres up to 115.2+/- acres
- High Traffic Count
- Highly Visible
- Outstanding Development Site
- Zoned Commercial and Residential
- Plenty of Frontage
- Excellent Location



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ADDITIONAL PHOTOS

5 Acres up to 115.2+/- Acres Vacant Land
6580 & 6616 Transit Road, Lockport, NY 14094

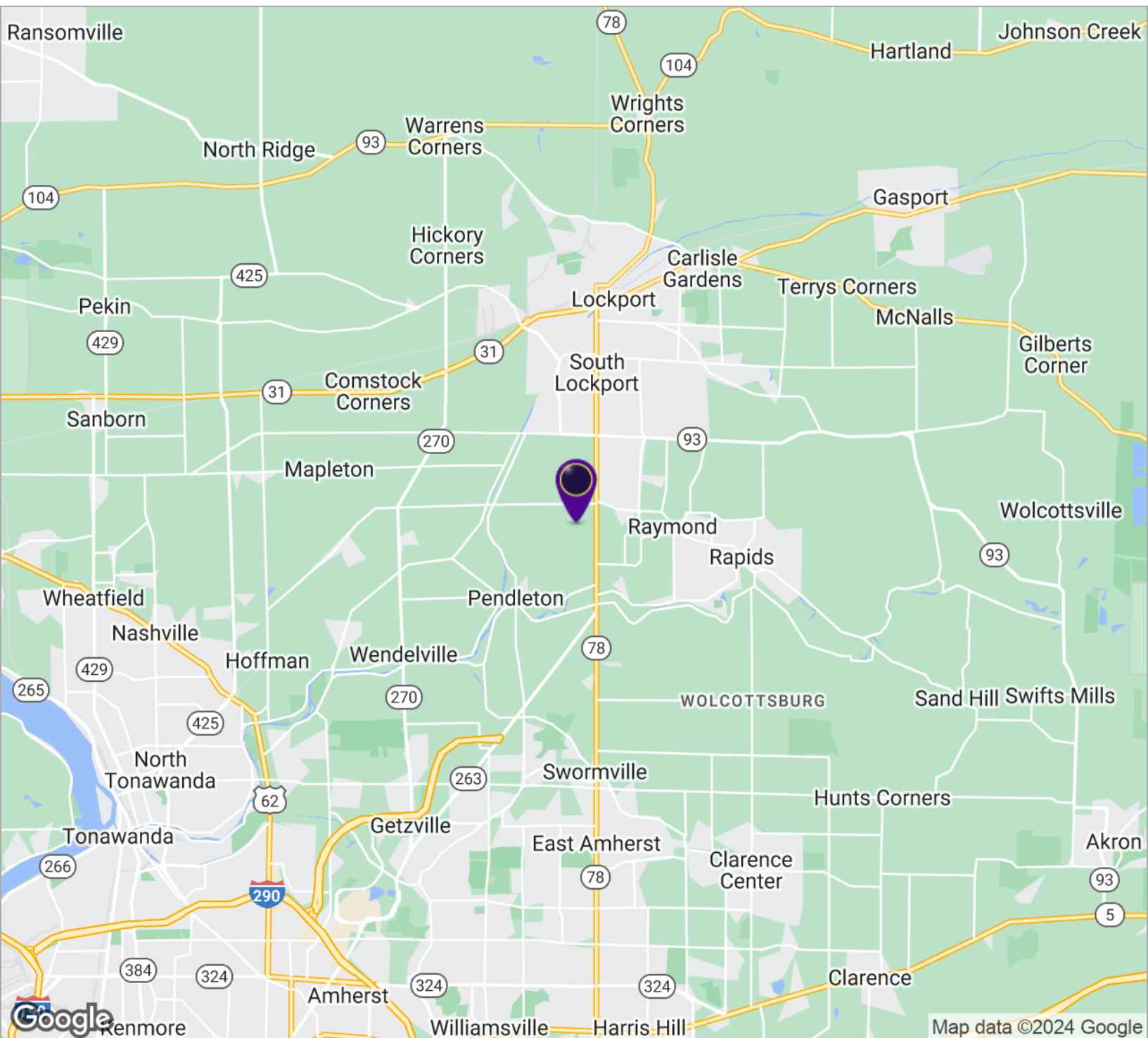


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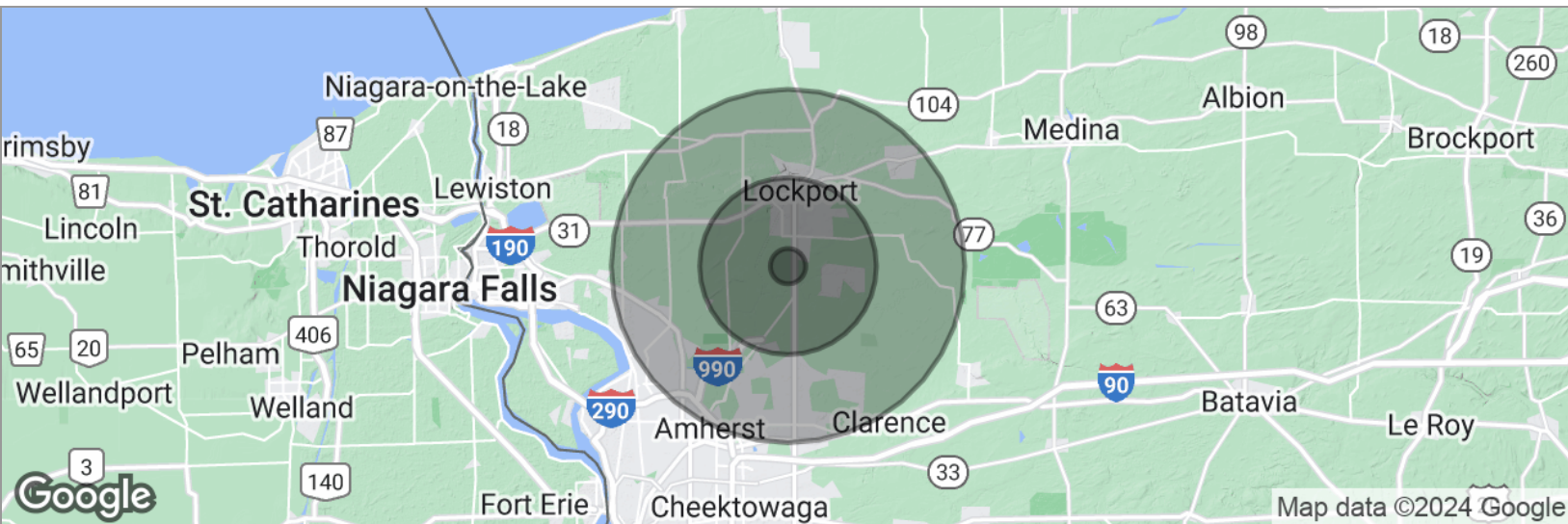
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,084	48,073	241,827
Median age	39.8	40.0	41.0
Median age (Male)	39.2	39.3	39.6
Median age (Female)	40.8	41.2	42.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	424	18,514	93,486
# of persons per HH	2.6	2.6	2.6
Average HH income	\$83,397	\$88,900	\$81,992
Average house value	\$200,770	\$178,831	\$187,715

** Demographic data derived from 2020 ACS - US Census*