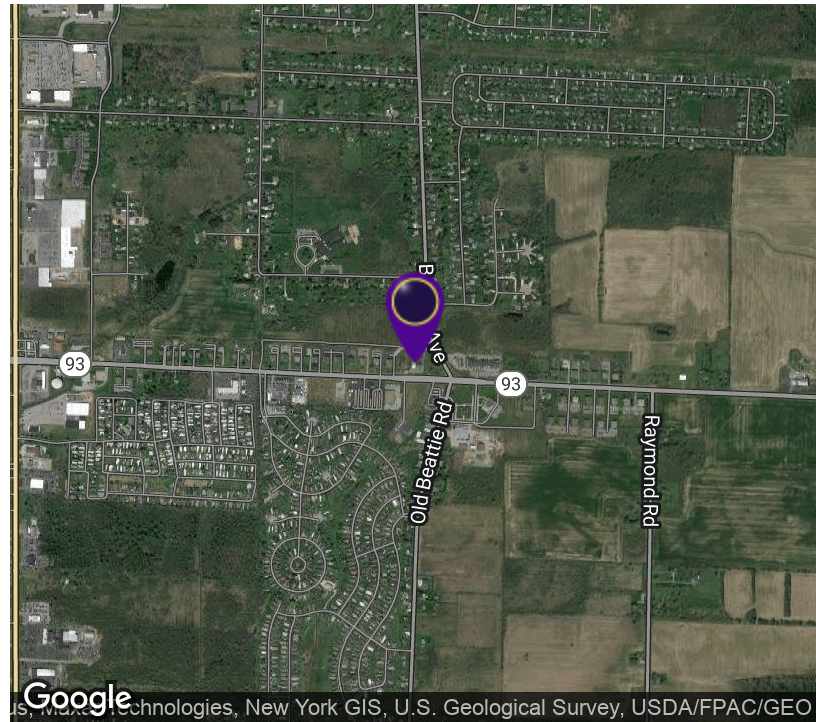


1060 Robinson Road

Lockport, NY 14094



OFFERING SUMMARY

Sale Price: \$350,000

Available SF:

Lot Size: 2.93 Acres

Price / SF: \$2.74

PROPERTY OVERVIEW

2.93 Acres of vacant land available for sale. Zoned commercial and great retail pad applications.

LOCATION OVERVIEW

Located on Robinson Road in Lockport, NY.

PROPERTY HIGHLIGHTS

- Can be used for office, retail, or other commercial applications
- Nearly 3 acres available for development
- great development opportunity!
- Excellent Location

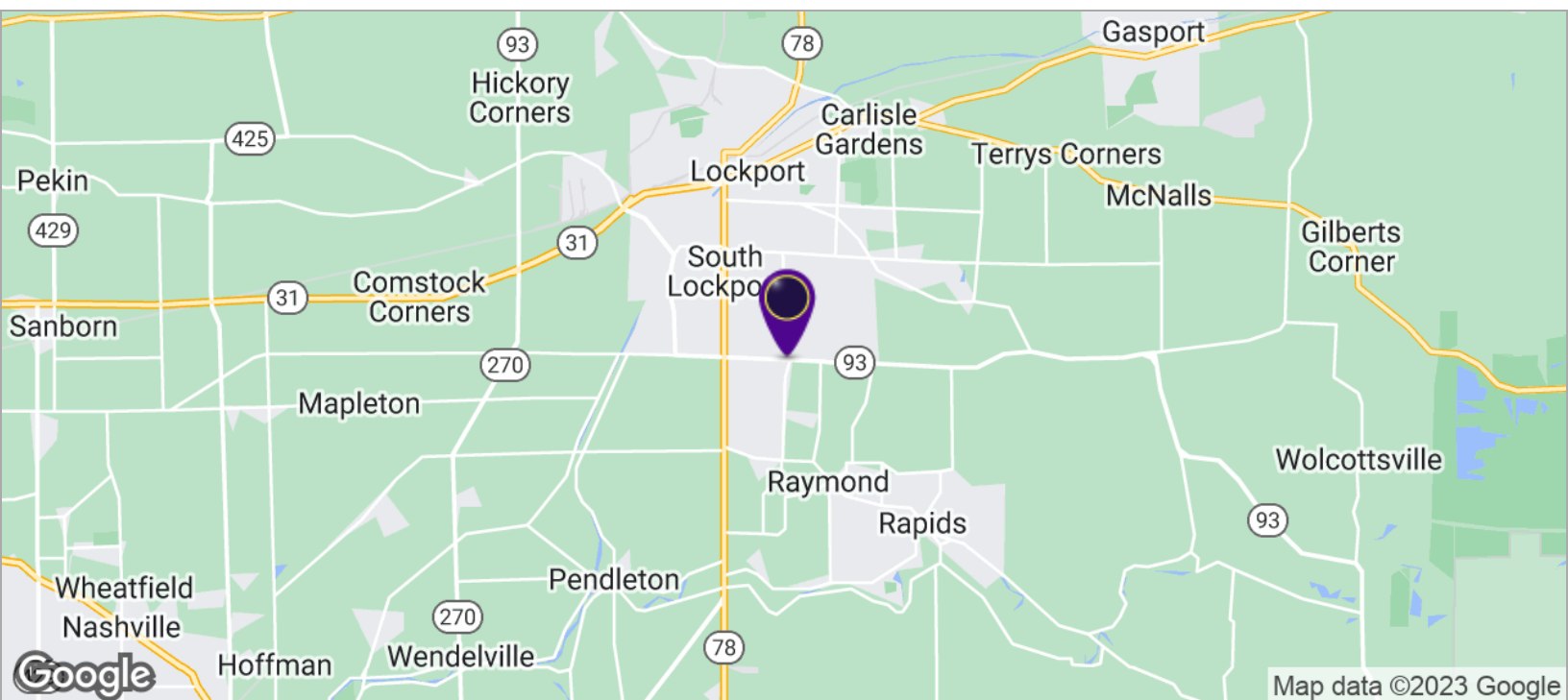
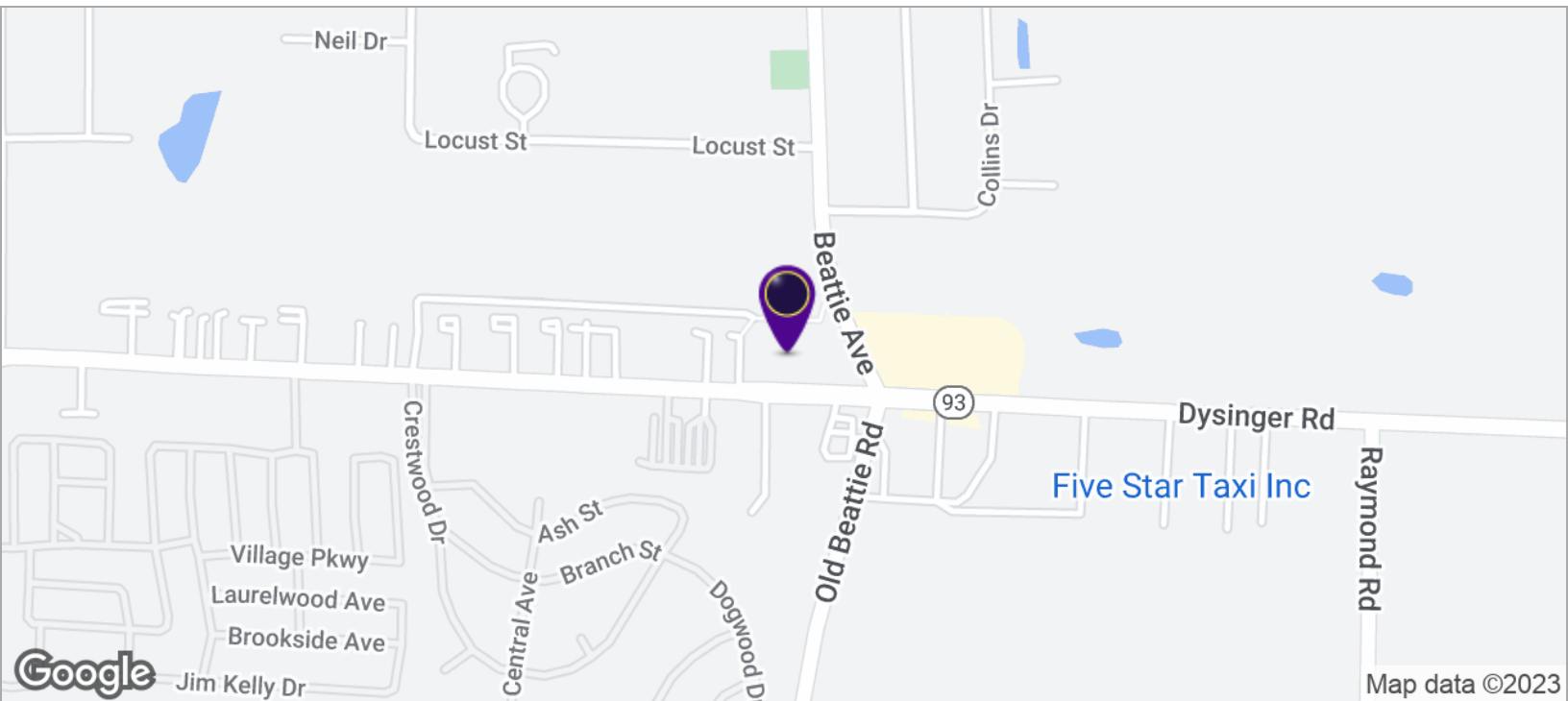


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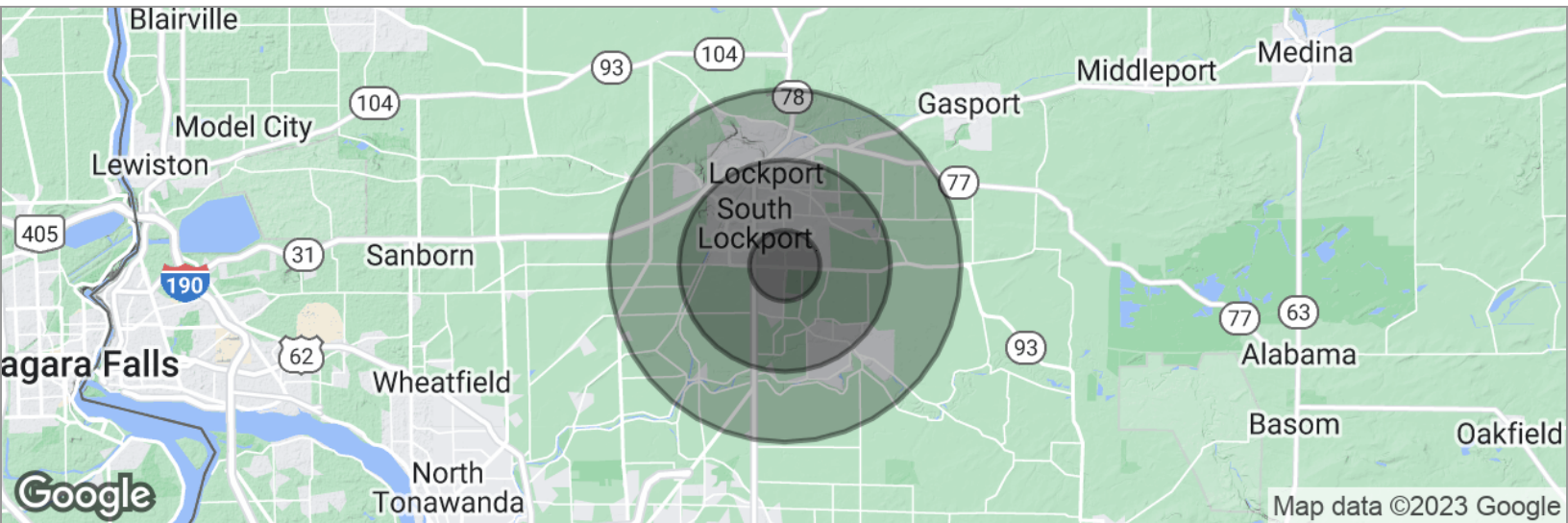


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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total population	3,599	31,976	55,426
Median age	39.2	40.0	39.8
Median age (Male)	38.6	40.1	40.4
Median age (Female)	42.1	40.7	39.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,602	13,869	22,859
# of persons per HH	2.2	2.3	2.4
Average HH income	\$48,722	\$53,973	\$57,882
Average house value	\$66,544	\$107,245	\$121,797

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	3.3%	3.1%	3.4%

RACE (%)

	1 MILE	3 MILES	5 MILES
White	94.0%	90.2%	89.4%
Black	1.4%	5.1%	6.0%
Asian	2.1%	1.0%	0.8%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.3%	0.4%
Other	0.4%	0.7%	0.7%

* Demographic data derived from 2020 ACS - US Census



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