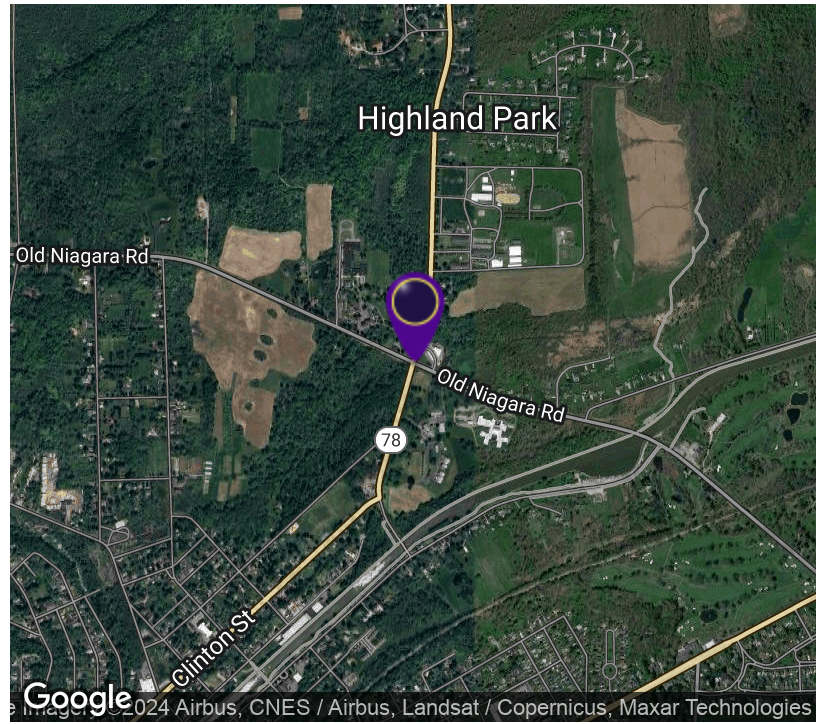


# 6537 Old Niagara Road

Lockport, NY 14094



## OFFERING SUMMARY

Sale Price: \$109,900

Available SF:

Lot Size: 3.0-13.0 Acres

\$0.19

## PROPERTY OVERVIEW

Cleared lot that has approximately 600 feet of frontage x 850 feet of depth and expands outward to the east over 1,650 feet. Highly visible and very accessible. 3-13 acres available. 6537 Old Niagara is a gently rolling parcel located on the north side of Old Niagara Road, immediately east of Lake Avenue (NY 78). This parcel is bordered on the east by Crosby's Convenience Mart, on the West by Walnut Acres residential subdivision, and on the North by Cornell Cooperative Extension of Niagara County and on the South by Odd Fellow & Rebekah rehab and healthcare center. Also nearby the famous locally owned and operated Reid's Hot Dog Restaurant and the Erie Canal. This site is adaptable to many uses such as medical, retail, used car lot, apartments, and office. ADDITIONAL DETAILS Nearest MSA: Buffalo-Niagara County.

## LOCATION OVERVIEW

Located at the intersection of Lake Ave and Old Niagara Road in Lockport, NY.

## PROPERTY HIGHLIGHTS

- Highly Visible / Great Exposure
- Level Land
- PRICED very Reasonably for a Quick Sale for All (13 Acres)
- 3-13 acres available
- Good Traffic Counts



**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



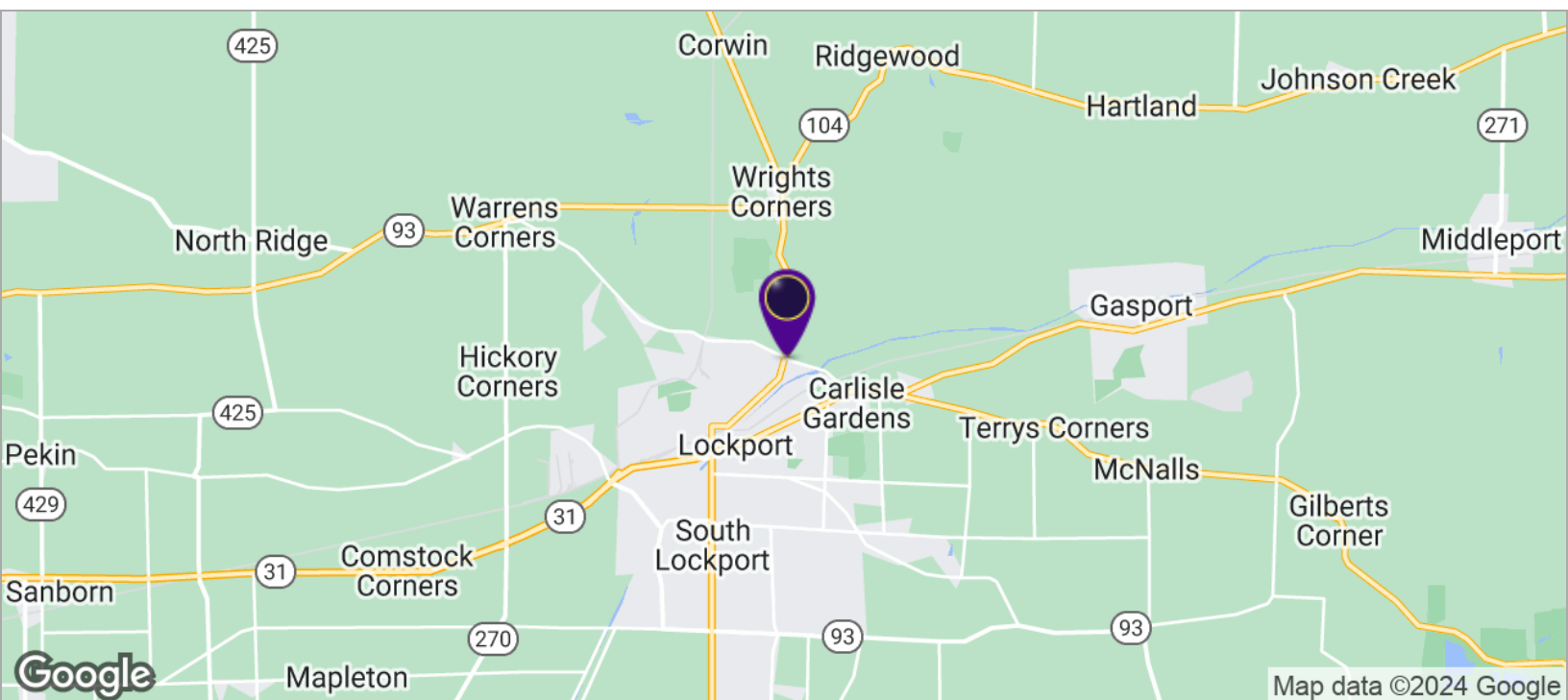
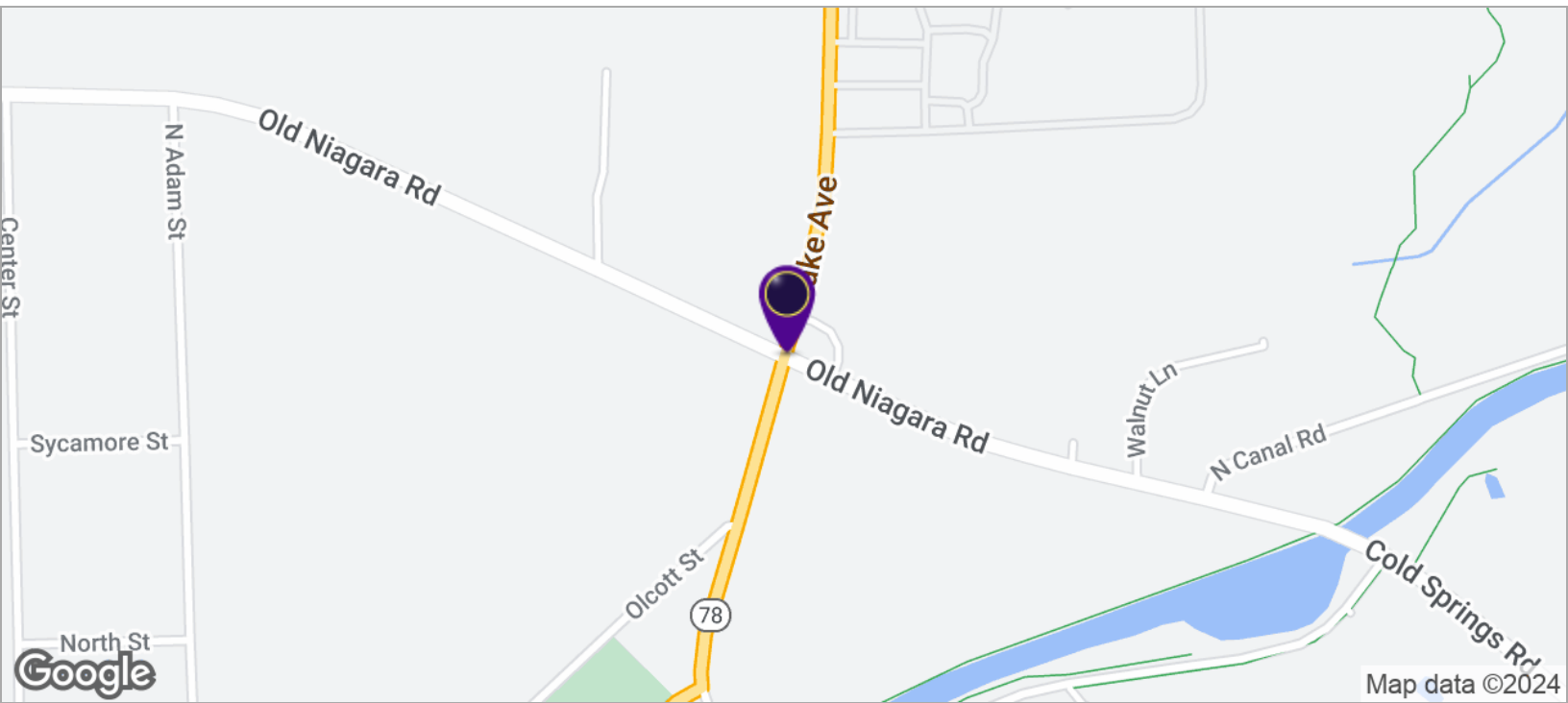
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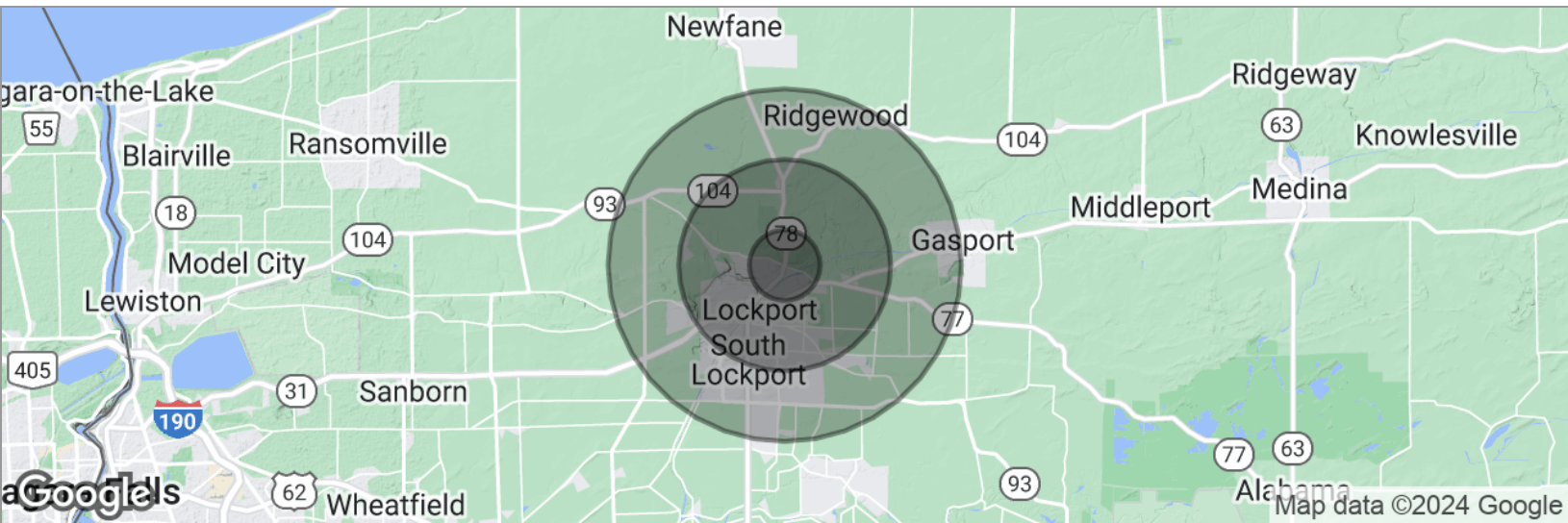


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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,748	32,483	52,814
Median age	37.3	39.5	39.6
Median age (Male)	40.2	40.3	40.0
Median age (Female)	35.4	39.1	40.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,875	13,508	21,533
# of persons per HH	2.5	2.4	2.5
Average HH income	\$49,280	\$52,456	\$54,790
Average house value	\$91,969	\$104,413	\$105,693

\* Demographic data derived from 2020 ACS - US Census



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