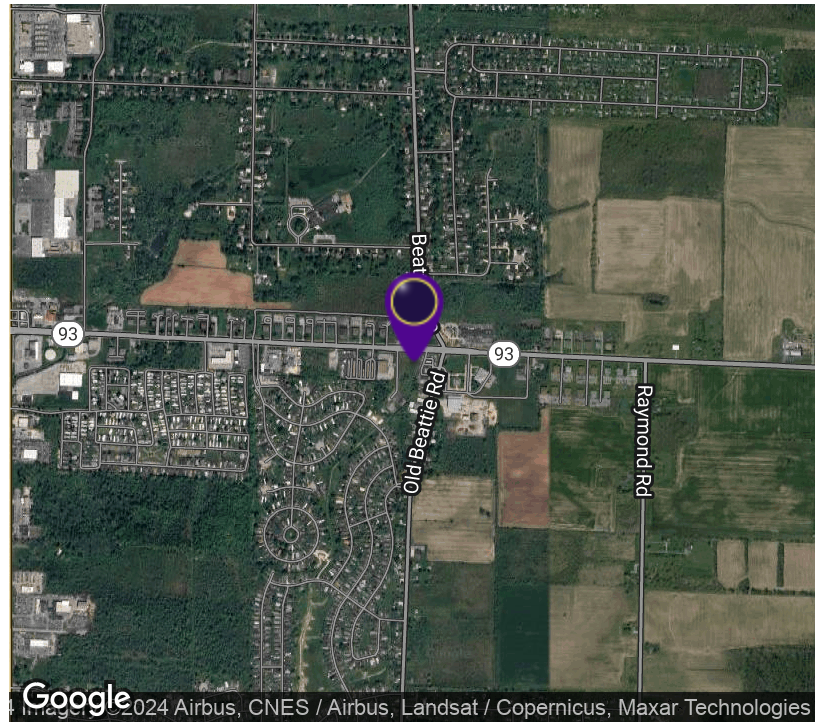


6410 Robinson Road

Lockport, NY 14094



OFFERING SUMMARY

Sale Price: \$349,000

Lot Size: 1.4+/- Acres

Price / SF: \$5.72

PROPERTY OVERVIEW

Adjacent to Kenyon's Variety Gas and Convenience Store with access to a traffic signal at Davidson Road. Lot size is 240' x 300'.

LOCATION OVERVIEW

Located approximately 1 mile east of Transit Road at the corner of Davidson Road, which is a north-south connecting road to downtown Lockport and Lockport Memorial Hospital.

PROPERTY HIGHLIGHTS

- Traffic Signal at Corner
- Excellent Exposure
- Zoned Commercial
- Near Lockport Memorial Hospital

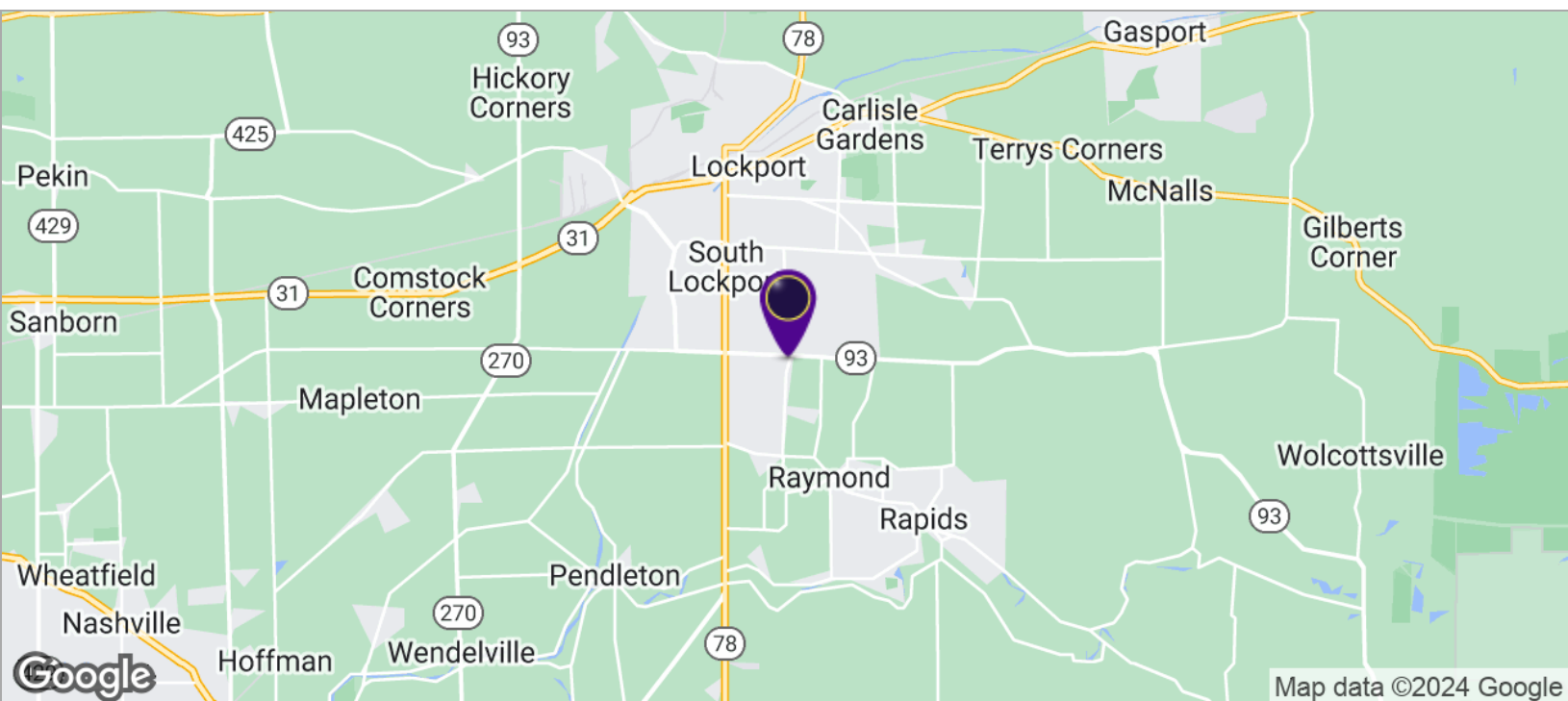
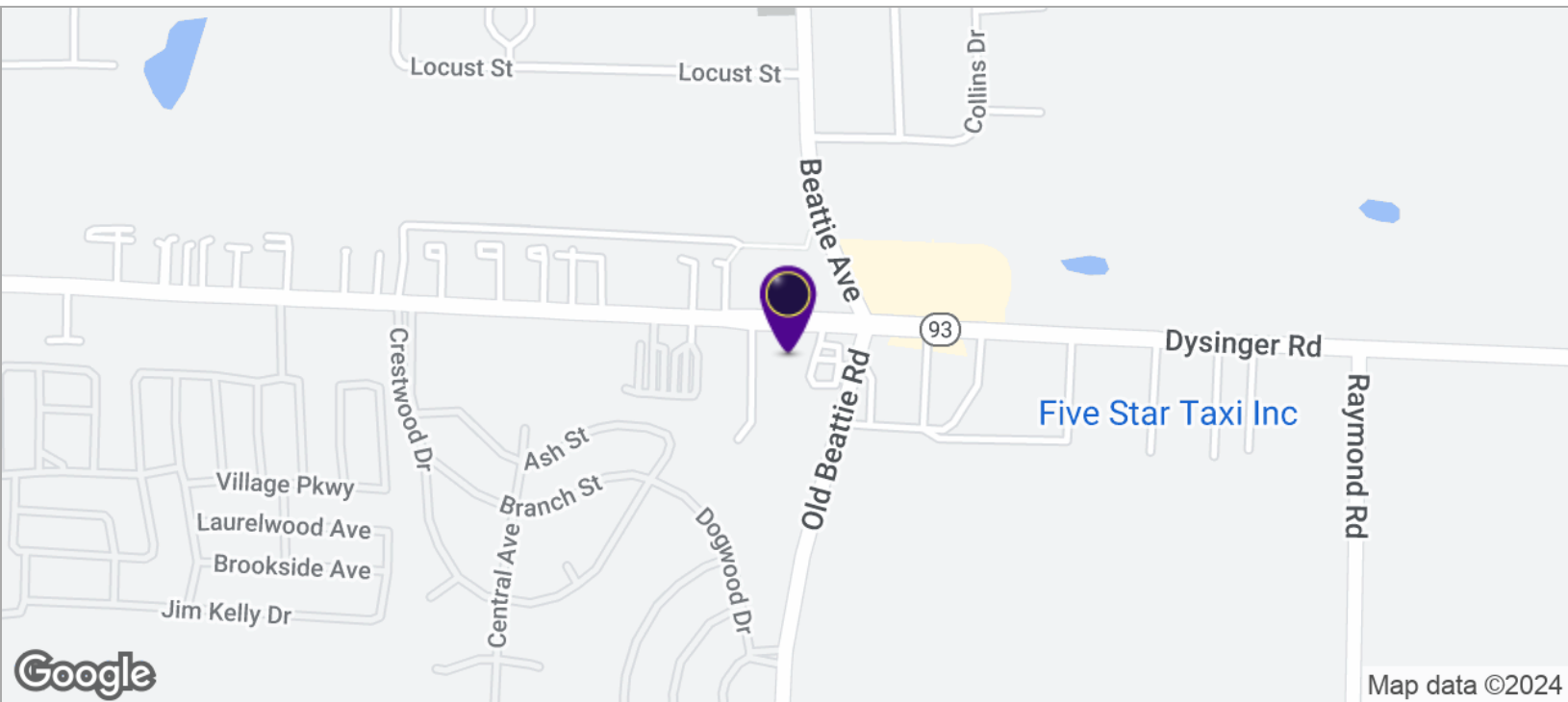


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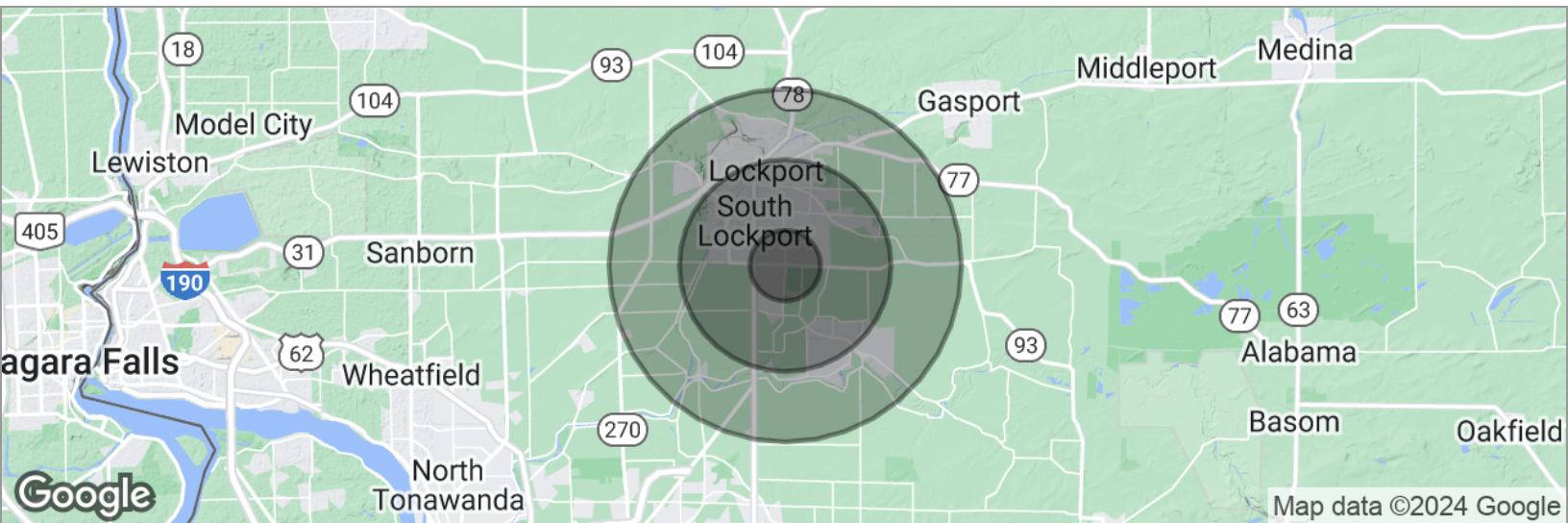


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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total population	3,711	30,945	55,390
Median age	39.3	40.0	39.8
Median age (Male)	38.7	40.2	40.4
Median age (Female)	42.2	40.8	39.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,660	13,420	22,849
# of persons per HH	2.2	2.3	2.4
Average HH income	\$48,454	\$54,324	\$57,961
Average house value	\$66,512	\$108,477	\$122,334

ETHNICITY (%)

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

RACE (%)

	1 MILE	3 MILES	5 MILES
White	94.0%	90.4%	89.4%
Black	1.3%	4.9%	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%	0.6%	0.7%

* Demographic data derived from 2020 ACS - US Census



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