



## 6391 Robinson Road

Lockport, New York 14094

### Property Highlights

- Shovel Ready, Multiple Use Development Site Available!
- Next to a national chain, Tim Horton's
- Frontage on Robinson Road
- Land lease options available
- B-1 zoning code

### Property Overview

With 175 feet of frontage and its strategic location adjacent to a Tim Hortons, the site is perfectly positioned to attract steady traffic and visibility. The property is ideal for a variety of uses, including office, medical, or retail, making it a versatile option for businesses looking to establish a presence in a thriving area.

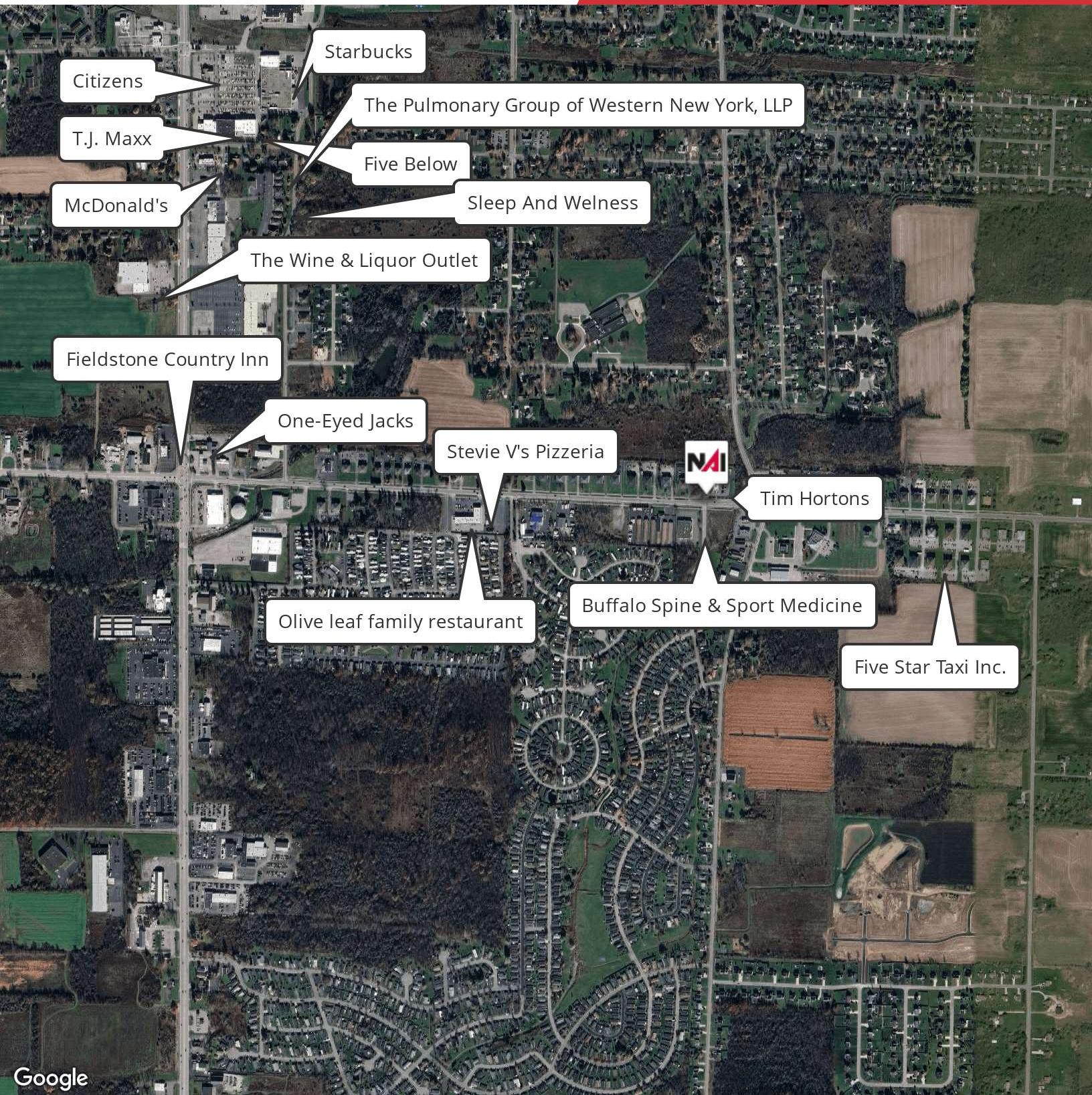
### Offering Summary

Sale Price:	\$220,000
Lot Size:	1.25 Acres
Zoning:	B-1
Property Type:	Land/Commercial

### For More Information

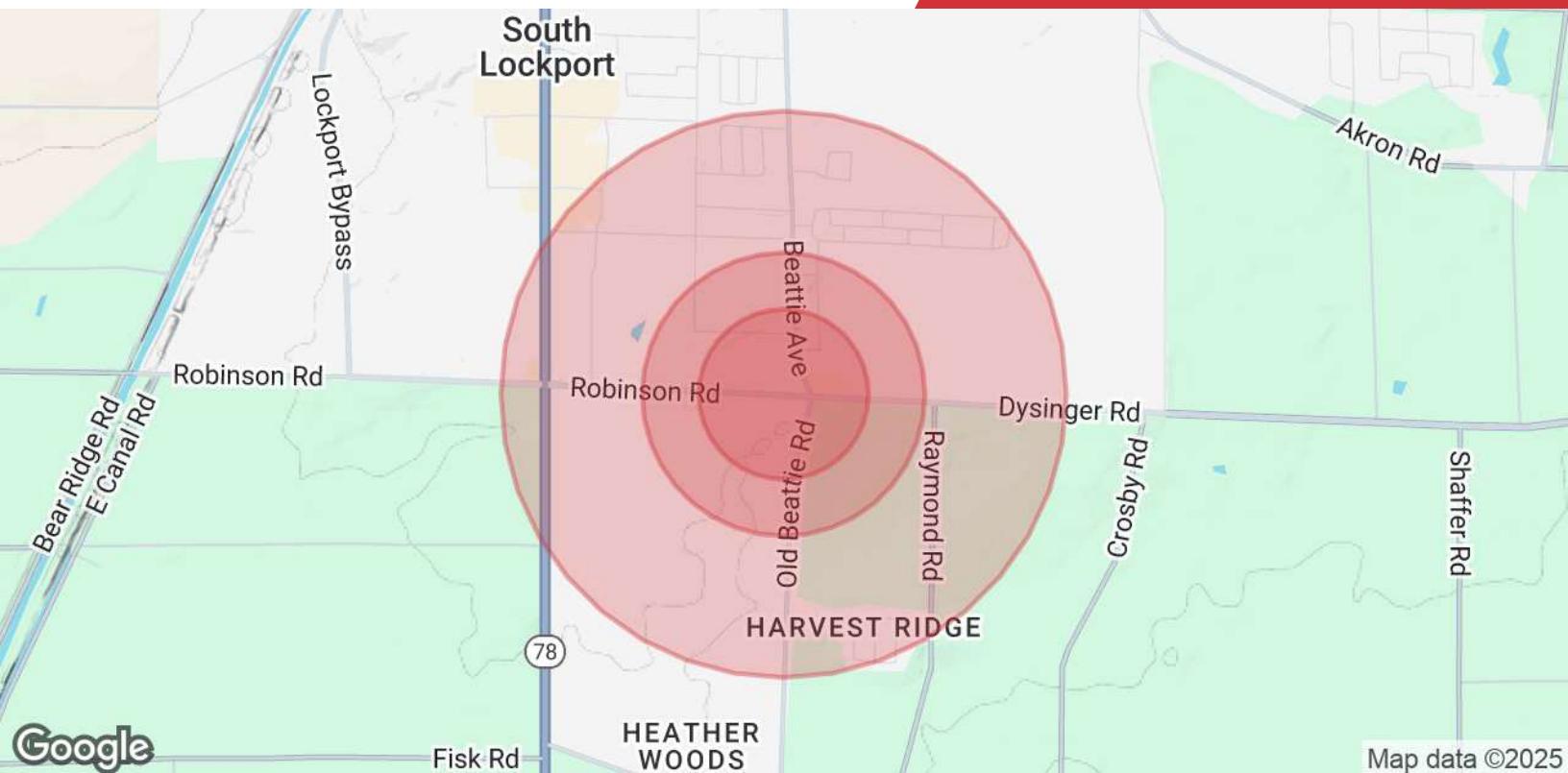
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#### Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	497	2,080	5,716
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	44	44	44

#### Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	242	1,004	2,636
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$63,406	\$66,042	\$78,160
Average House Value	\$115,060	\$123,757	\$158,500

Demographics data derived from AlphaMap

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