

Priced Reduction! Buildable Vacant Land

640 Davison Road, Lockport, NY 14094

**SALE PRICE****\$4,995****OFFERING SUMMARY**

Lot Size: 0.47 Acres

Zoning: Commercial

Price / SF: \$0.24

PROPERTY OVERVIEW

.47+/- Acres buildable vacant lot zoned commercial. Ideal for any type of Professional Office uses. Priced to Sell Quickly. Just north of Lockport Professional Office Park.

LOCATION OVERVIEW

Vacant Land located just north of Medical and Professional Park which sits on Davison Road in the City of Lockport, N.Y. 1.5 miles East of Transit Road Route 78, one mile south of Lockport Memorial Hospital. Easy access to the downtown Lockport area and all the national retail stores, restaurants, and hotels such as Walmart Supercenter, Runnings, Tops Supermarket, Starbucks, Tim Hortons, Denny's, Burger King, Home Depot, Big Lots, Hampton Inn Lockport, Wendy's, Lockport Outdoor Store, Tractor Supply Company, Panera Bread, Office Depot, Applebee's, Aldi, Holiday Inn Express, Family Dollar, PetSmart, Advanced Auto Parts, Dollar General, and many others. Lockport is located in the center of Niagara County approximately 18 miles east of the Niagara Falls USA/Canadian border and 30 miles from Downtown Buffalo.

PROPERTY HIGHLIGHTS

- .47+/- Acres
- Buildable Vacant Lot
- Zoned Commercial
- Priced to Sell



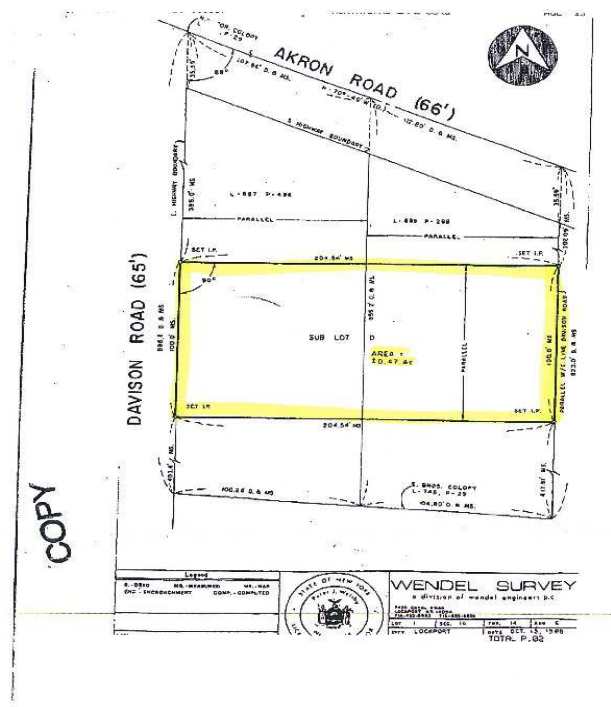
RICK RECCKIO
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4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

Priced Reduction! Buildable Vacant Land

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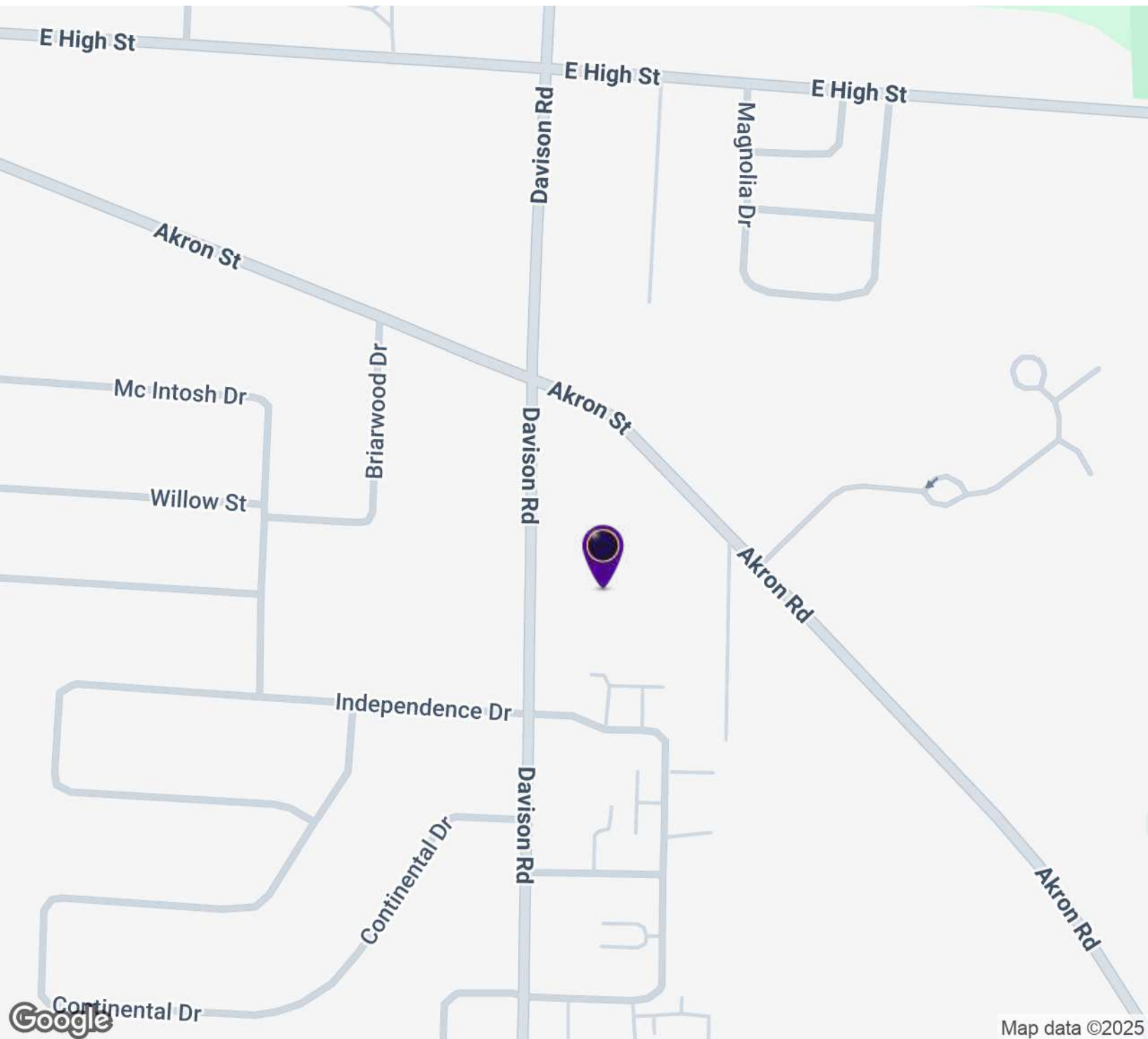
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LOCATION MAP

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Map data ©2025

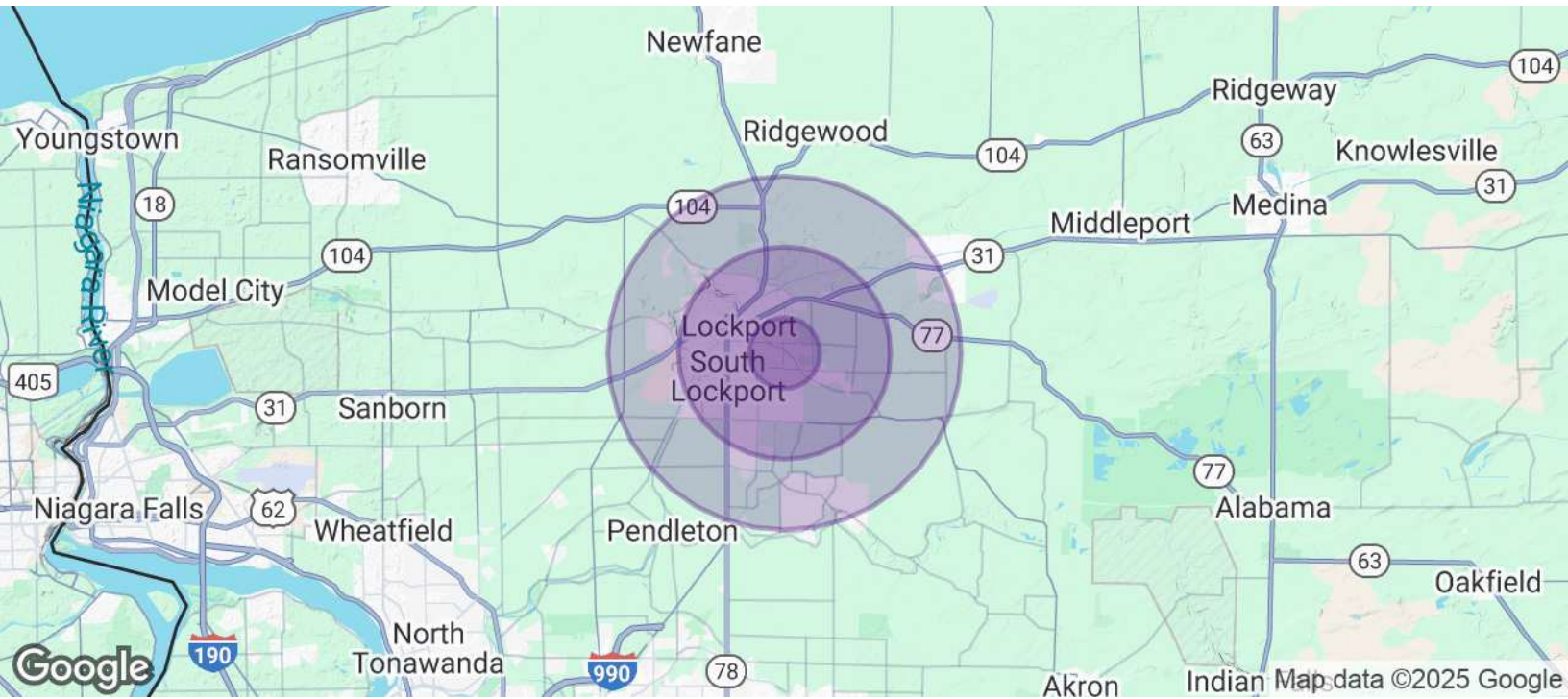


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,997	33,700	43,611
Average Age	46	42	42
Average Age (Male)	44	41	41
Average Age (Female)	47	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,205	15,061	18,972
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$92,348	\$82,805	\$88,457
Average House Value	\$204,015	\$194,317	\$210,379

* Demographic data derived from 2020 ACS - US Census



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