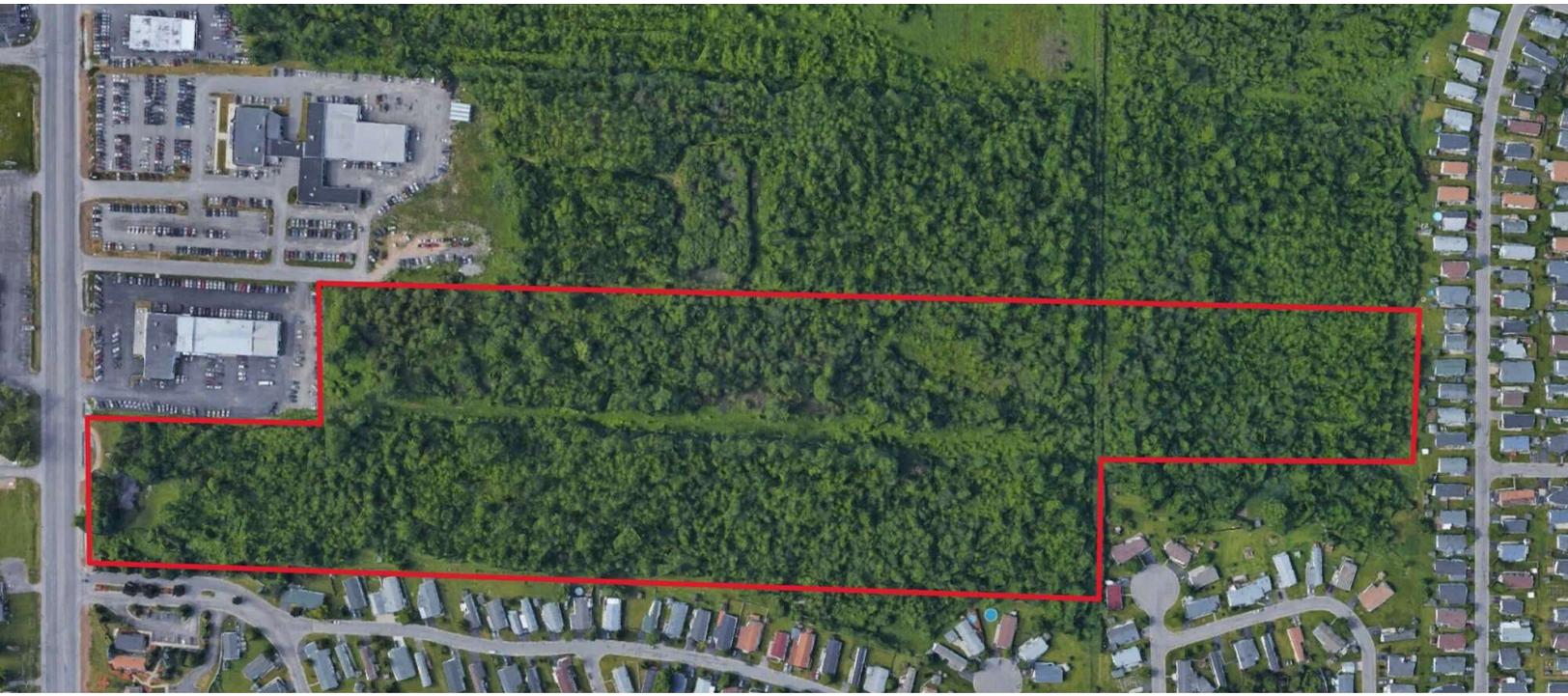


# 29+/- Acres Vacant Land

6195 S Transit Rd, Lockport, NY 14094



## OFFERING SUMMARY

Sale Price: \$695,000

Lot Size: 29.2 Acres

Zoning: B-2 General Business

Price / SF: \$0.55

## PROPERTY OVERVIEW

Unlock the potential of this expansive 29+/- Acres General Business-zoned property, offering exceptional visibility and endless possibilities for development. Ideal for a new or used auto dealership, collision shop, auto service center, restaurant franchise, mobile home park, and more! Strategically positioned with nearly 600 feet of road frontage, this site is adjacent to Mike Basil Toyota and The Woodlands Mobile Home Park, ensuring strong traffic flow and high exposure. The offering also includes 6183 & 6195 S Transit Road. A 1,379+/- sq. ft. all-brick ranch adds versatility to the property, offering residential or office use potential. Don't miss this rare opportunity in a thriving commercial corridor—contact us today to explore development possibilities!

## LOCATION OVERVIEW

The property is conveniently situated near major attractions like the Erie Canal Discovery Center, Lockport Cave & Underground Boat Ride, and the Lockport Locks and Erie Canal Cruises. Nearby, visitors enjoy historic downtown Lockport with its quaint shops and local eateries. With its strategic position at the crossroads of major highways like Route 78 and Route 31, the area provides excellent connectivity and accessibility for office building investors

## PROPERTY HIGHLIGHTS

- 29.20+/- Acres Vacant Land
- Zone: General Business



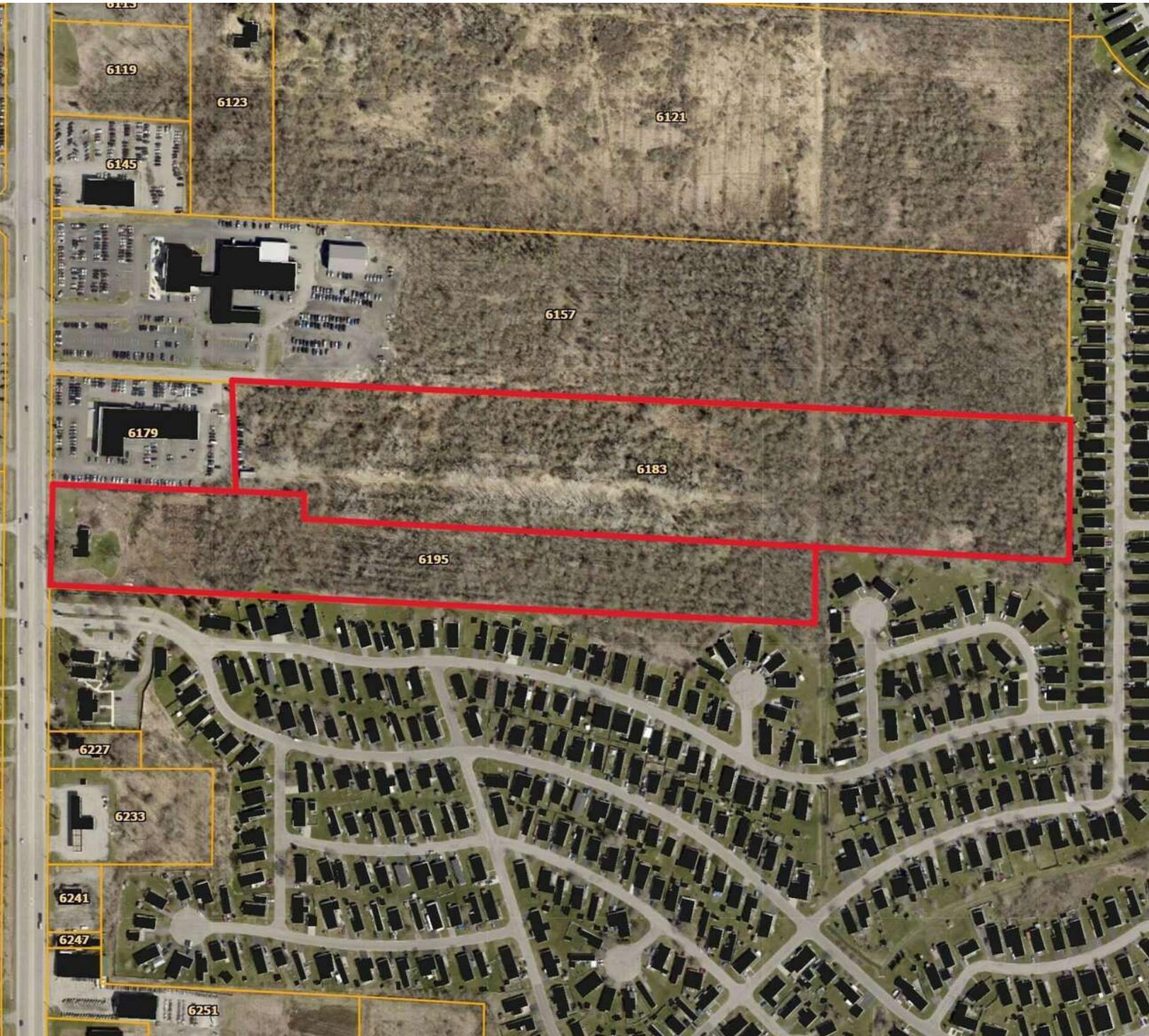
**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

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

ADDITIONAL PHOTOS

# 29+/- Acres Vacant Land

6195 S Transit Rd, Lockport, NY 14094



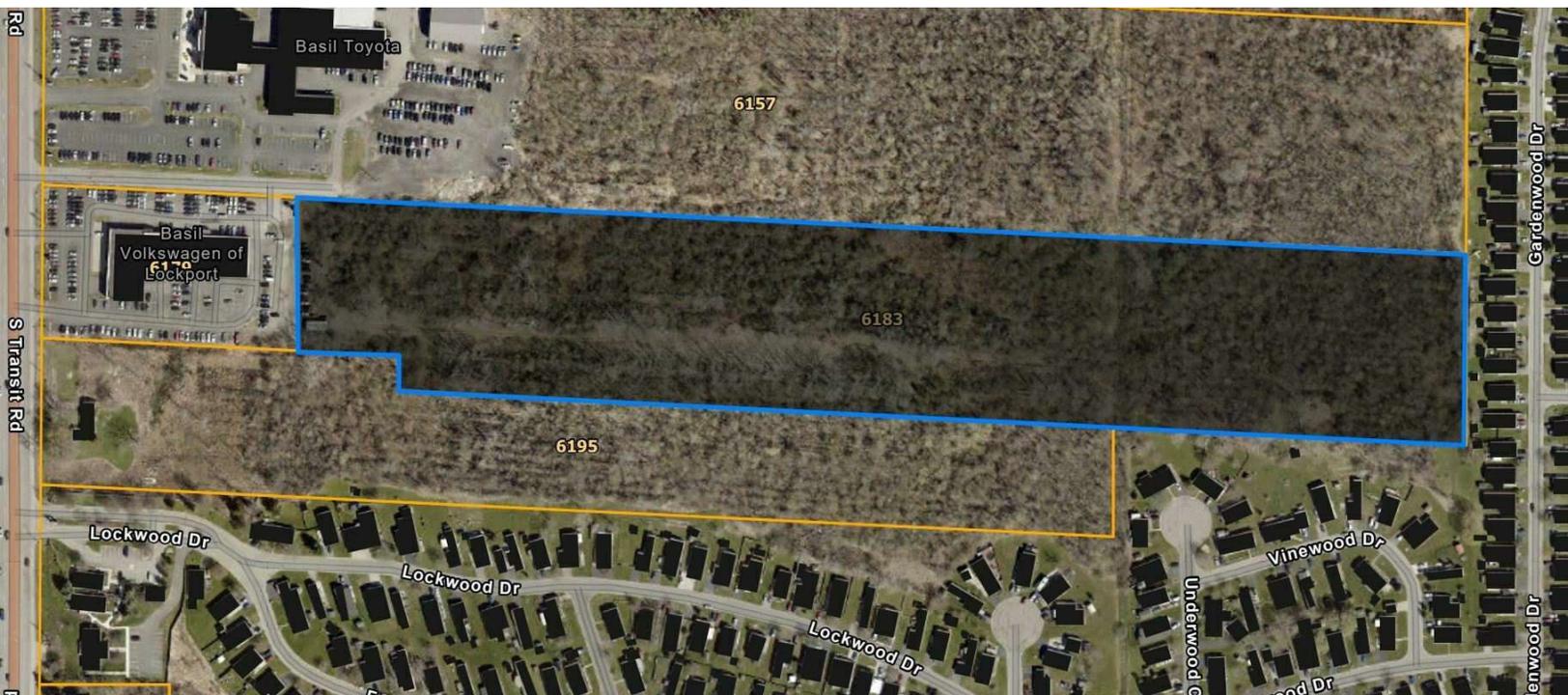
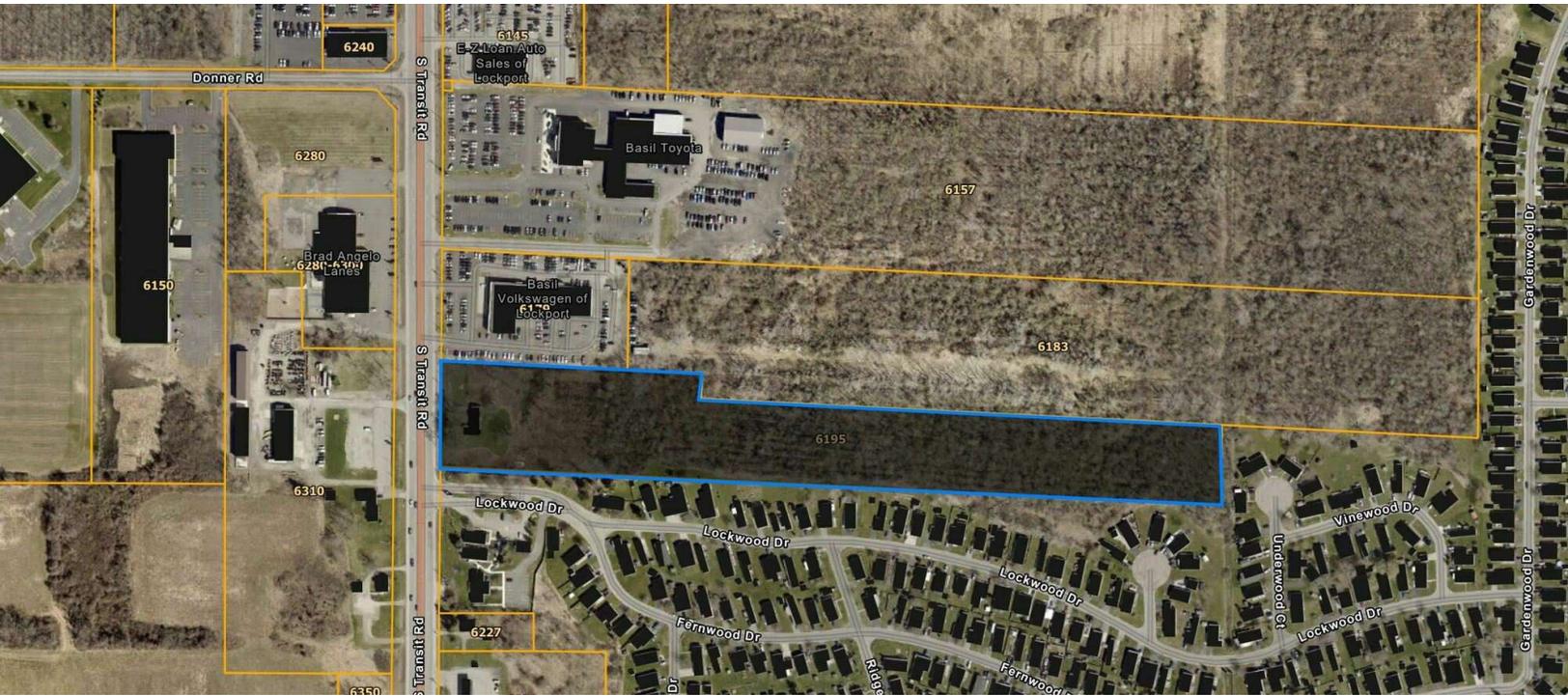
**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

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

ADDITIONAL PHOTOS

# 29+/- Acres Vacant Land

6195 S Transit Rd, Lockport, NY 14094

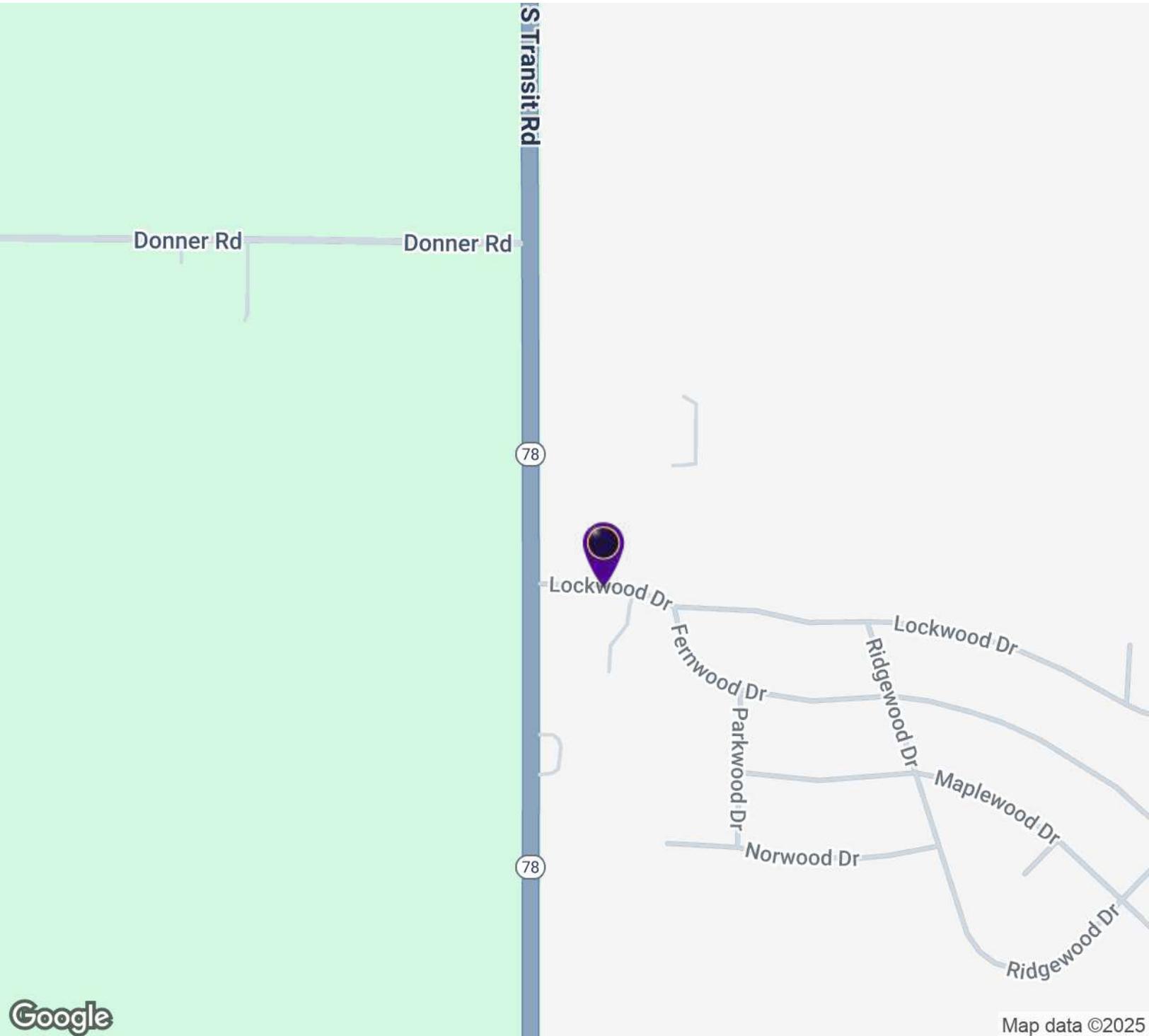


**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

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

# 29+/- Acres Vacant Land

6195 S Transit Rd, Lockport, NY 14094

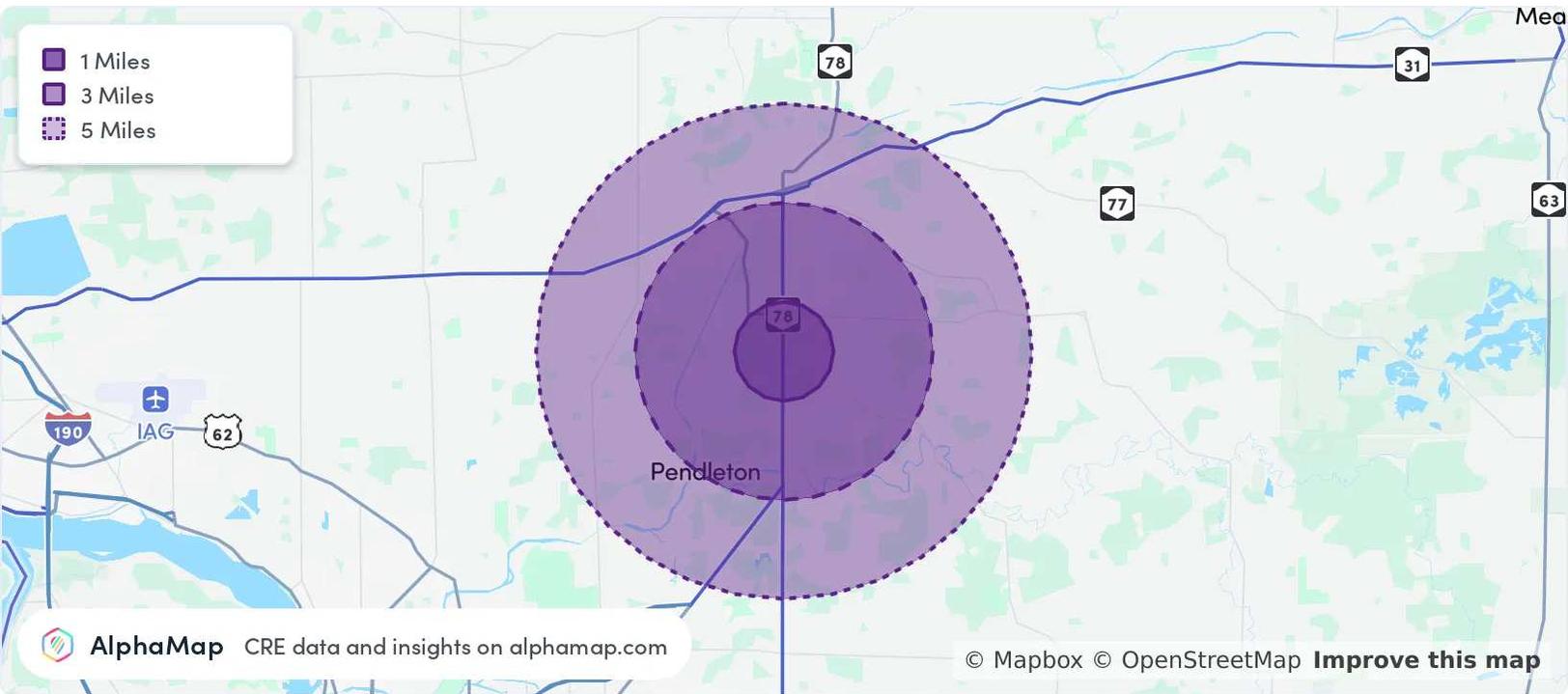


**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

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

# 29+/- Acres Vacant Land

6195 S Transit Rd, Lockport, NY 14094



**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	4,682	21,501	46,830
Average Age	42	42	42
Average Age (Male)	41	42	41
Average Age (Female)	43	43	43

**HOUSEHOLD & INCOME**

	1 MILE	3 MILES	5 MILES
Total Households	2,170	9,398	20,290
Persons per HH	2.2	2.3	2.3
Average HH Income	\$76,454	\$94,055	\$95,626
Average House Value	\$117,622	\$214,491	\$228,756
Per Capita Income	\$34,751	\$40,893	\$41,576

Map and demographics data derived from AlphaMap



**RICK RECCKIO**  
 716.998.4422  
 rick@recckio.com

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