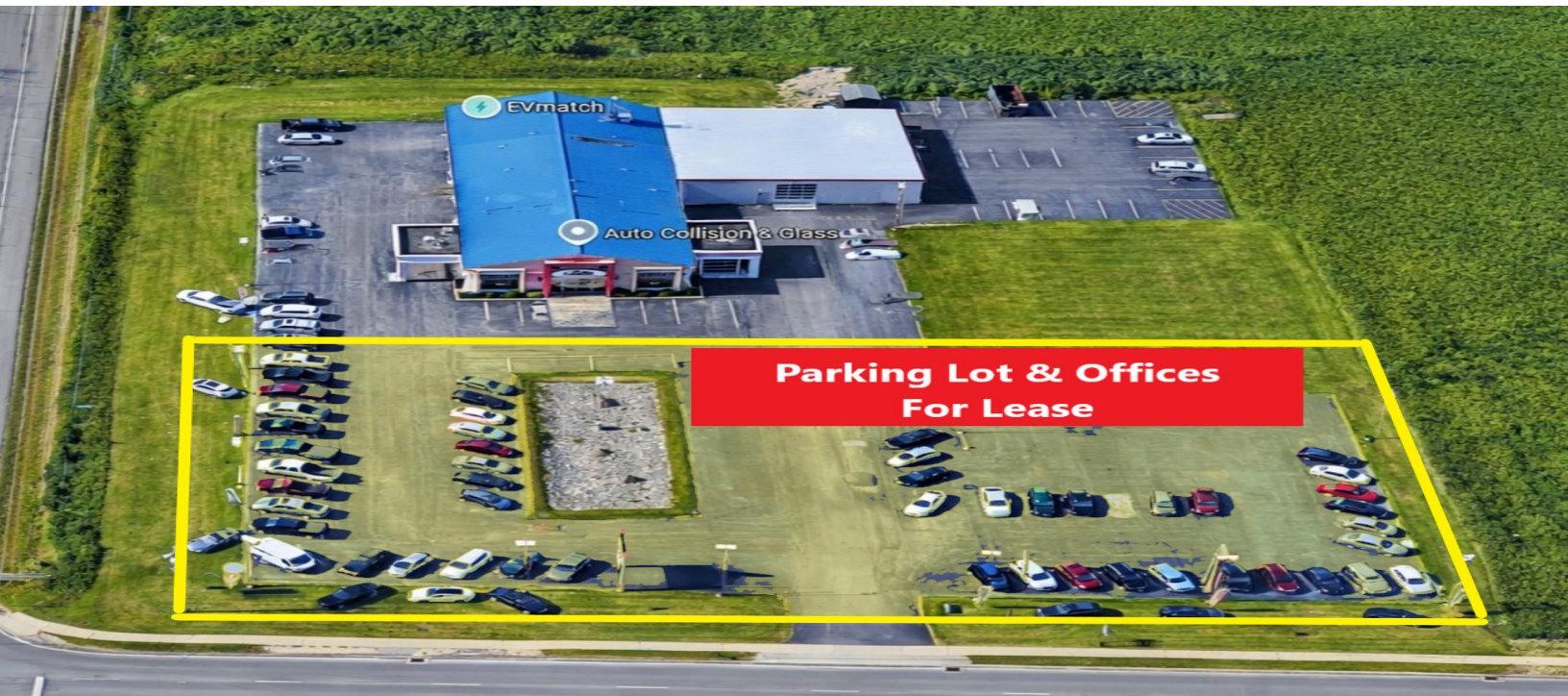


Prime Parking Lot & Offices

5967 Robinson Rd, Lockport, NY 14094



OFFERING SUMMARY

Available SF:	1,000 SF
Lease Rate:	\$3,975.00 per month (MG)
Lot Size:	2.8 Acres
Year Built:	2001
Building Size:	12,642 SF
Zoning:	Commercial B-2

PROPERTY OVERVIEW

Parking Lot & Offices available for lease in a prime Lockport location. This freestanding facility offers a spacious showroom, three newly built-out offices, shared bathrooms, and a breakroom. The property features a paved and lighted parking lot with excellent visibility on a high-traffic corner. The remainder of the building is currently occupied by Auto Collision and Glass business, creating strong synergy for automotive-related businesses.

LOCATION OVERVIEW

Proximity to popular attractions like the Lockport Cave and Underground Boat Ride, and the historic Erie Canal, this location promises steady foot traffic and a built-in customer base. Just west of Transit Road Route 78.

PROPERTY HIGHLIGHTS

- 300'+/- Frontage
- Prime corner location at Lockport Bypass Rd. with excellent exposure
- Large showroom and office space with private office
- Expansive vehicle display lot – accommodates approx. 80 vehicles
- Traffic Signal Access
- Ample customer and employee parking
- Paved & Lighted Parking Lot
- Lot with 3 Newly built out offices, shared bathrooms and breakroom. Remainder of building is occupied by Auto Collision & Glass.



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ADDITIONAL PHOTOS

Prime Parking Lot & Offices

5967 Robinson Rd, Lockport, NY 14094



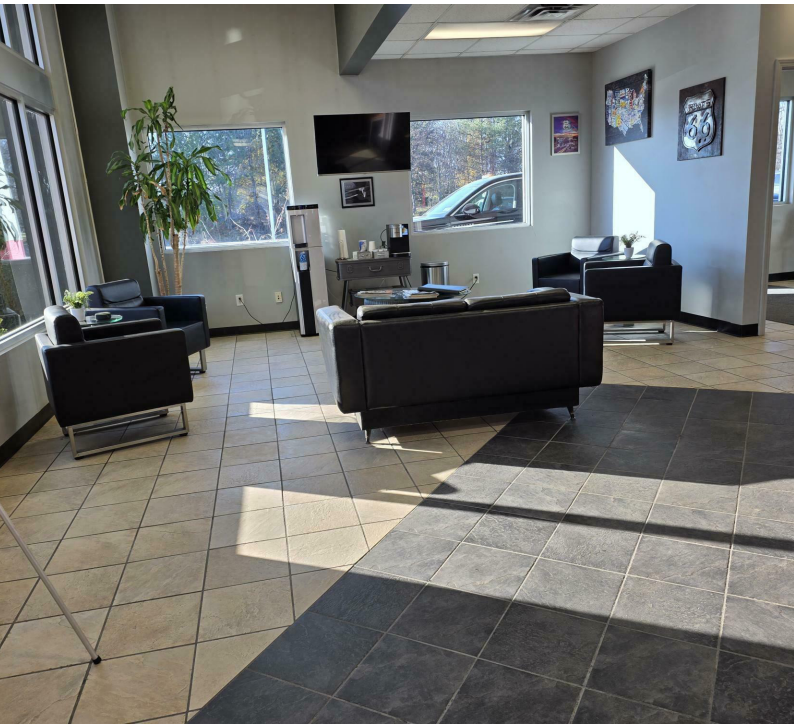
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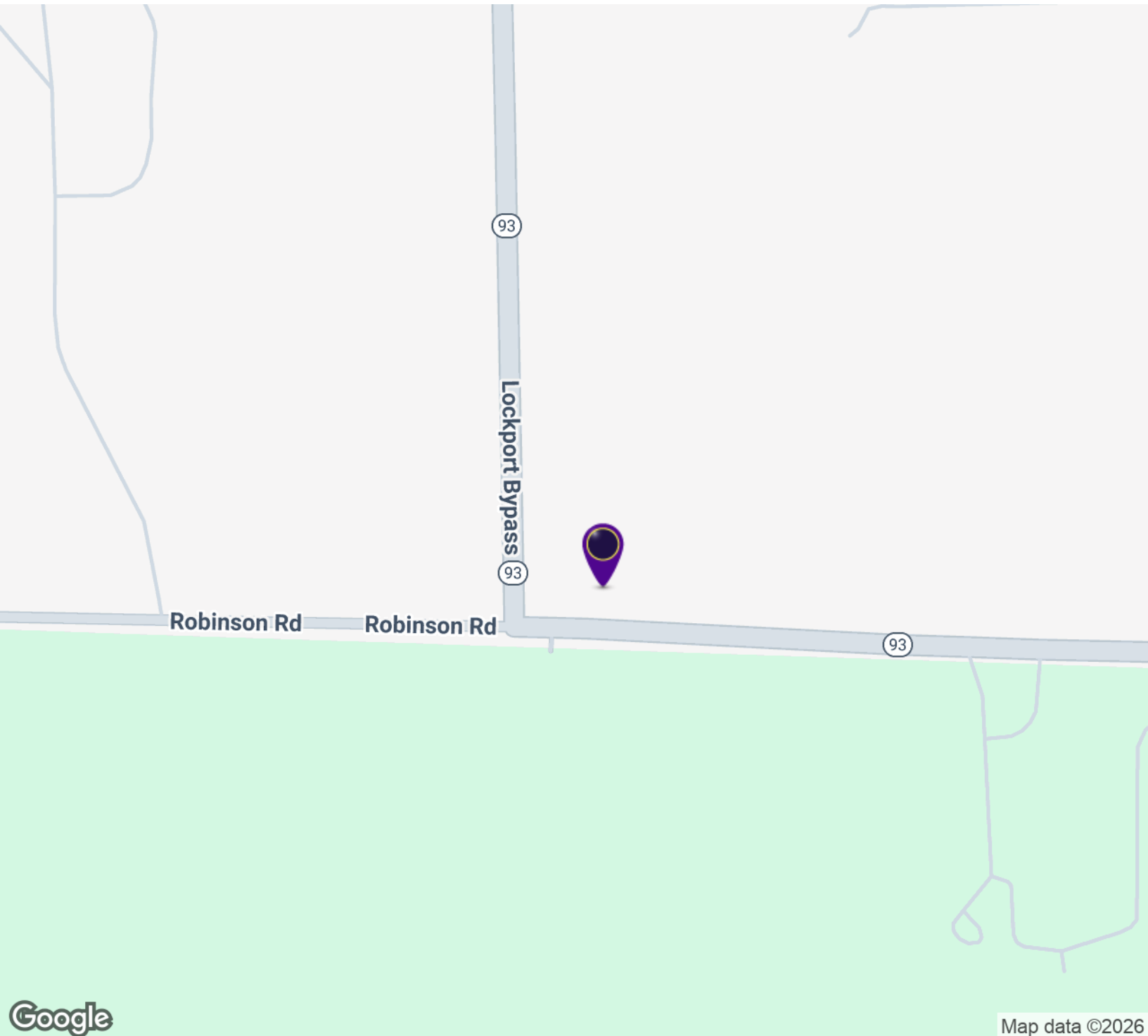
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LOCATION MAP

5967 Robinson Rd. - Prime Parking Lot & 1,000+/- SF Office Space

5967 Robinson Rd, Lockport, NY 14094



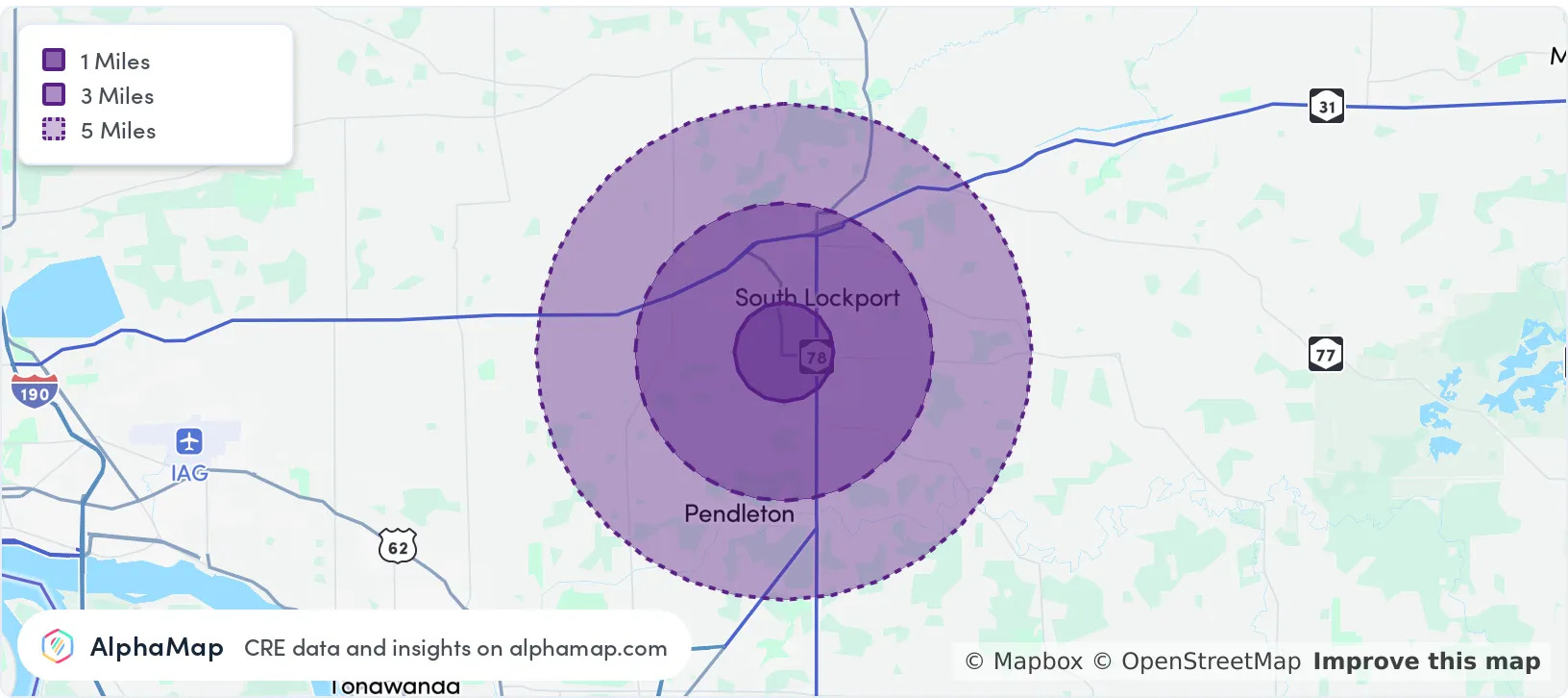
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AREA ANALYTICS

5967 Robinson Rd. - Prime Parking Lot & 1,000+/- SF Office Space

5967 Robinson Rd, Lockport, NY 14094



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,501	25,448	45,998
Average Age	40	42	42
Average Age (Male)	39	41	41
Average Age (Female)	42	42	43

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	691	11,331	19,815
Persons per HH	2.2	2.2	2.3
Average HH Income	\$68,615	\$82,792	\$94,432
Average House Value	\$152,795	\$195,975	\$221,079
Per Capita Income	\$31,188	\$37,632	\$41,057

Map and demographics data derived from AlphaMap



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