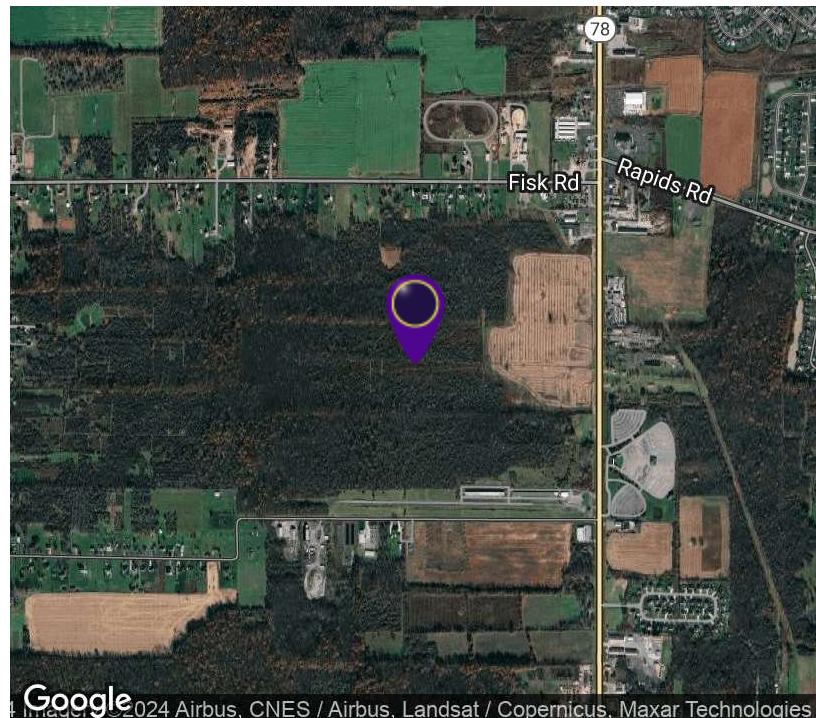


5+/- Acres Vacant Land

6580 & 6616 Transit Road, Lockport, NY 14094



OFFERING SUMMARY

Sale Price: Call For More Details

Lot Size: 5.0 Acres

Zoning: R-2 Residential / Medium Commercial

PROPERTY OVERVIEW

Virgin Ground. Very High and Dry. 5+/- Acres. Lot measurements 225'+/- x 1,000'+/- zoned medium commercial. Permitted uses include auto sales, service, retail, office, restaurants, banks etc. Rear acreage is zoned R2 Residential. Located on Transit Road, approximately 1 mile north of the Town of Amherst and the Erie County Border and the intersection of Millersport Highway. Also available for an additional price is 115.2+/- Acres. Daily traffic average is 29,250 AADT and the local population within a 7 mile radius is 91,320 persons with an average household income of \$120,086. Owner financing available to qualified purchaser.

LOCATION OVERVIEW

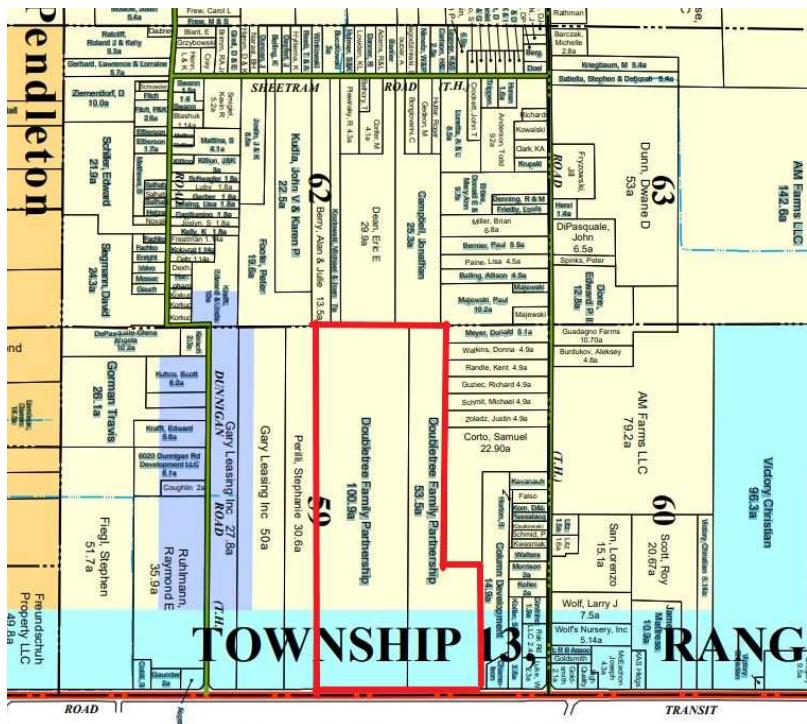
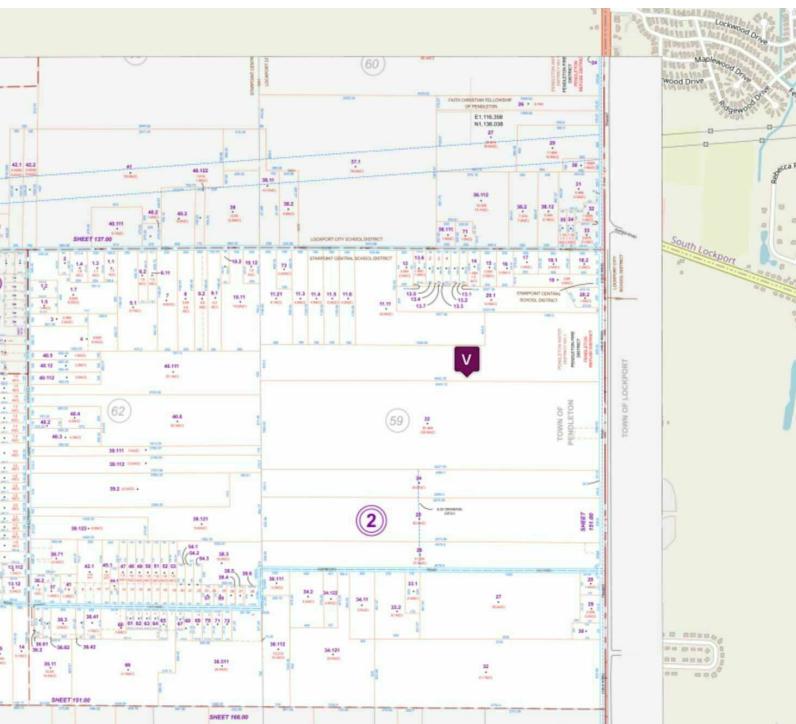
Located just south of Robinson Road and two miles south of Tops Supermarket, Home Depot, Bon Ton and Walmart. Minutes from Amherst.

PROPERTY HIGHLIGHTS

- 5+/- Acres
- High Traffic Count
- Highly Visible
- Outstanding Development Site
- Zoned: R-2 Residential / Medium Commercial
- Excellent Location

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LOCATION MAP

5+/- Acres Vacant Land

6580 & 6616 Transit Road, Lockport, NY 14094



Google

Map data ©2024

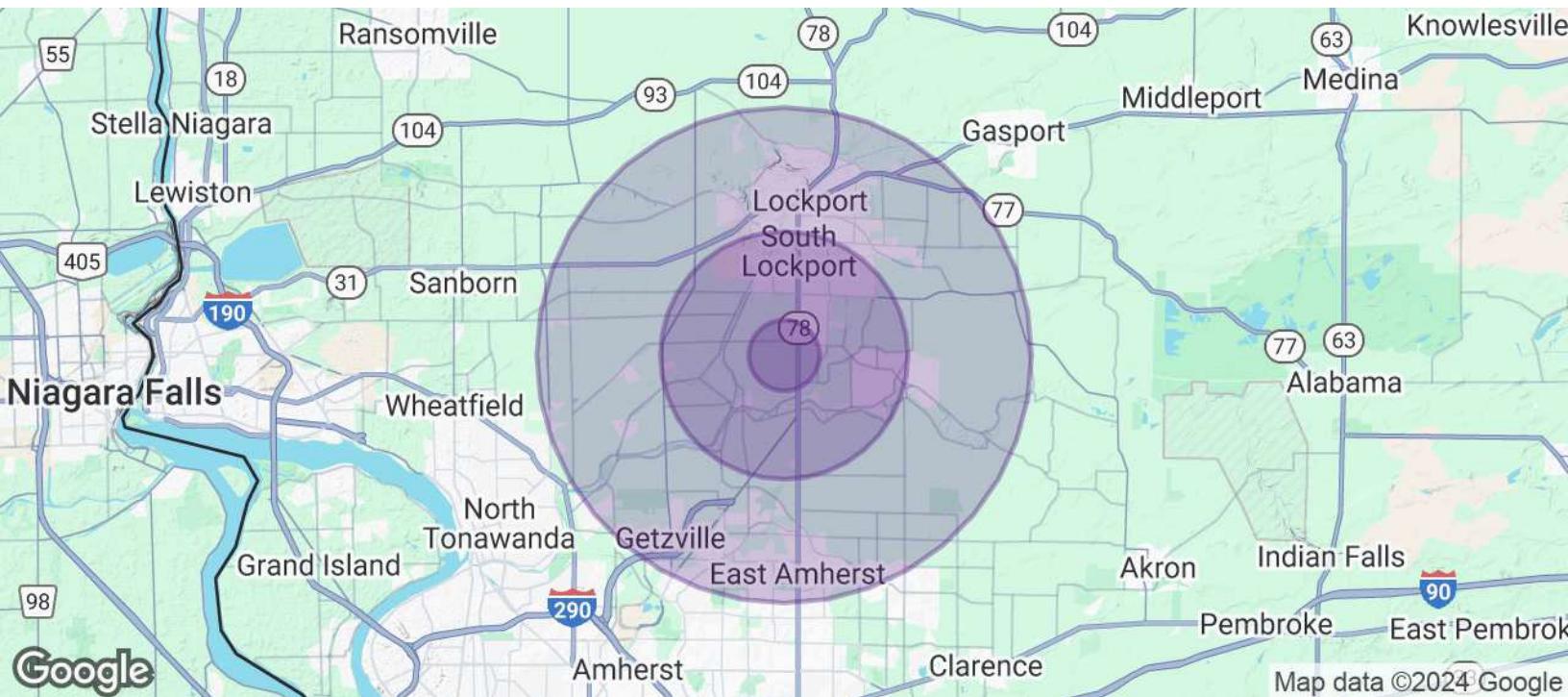


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POPULATION

	1 MILE	3.5 MILES	7 MILES
Total Population	1,126	21,920	91,320
Average Age	41	42	43
Average Age (Male)	41	41	42
Average Age (Female)	41	43	44

HOUSEHOLDS & INCOME

	1 MILE	3.5 MILES	7 MILES
Total Households	455	9,480	37,606
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$96,842	\$102,632	\$120,086
Average House Value	\$275,516	\$242,082	\$311,186

Demographics data derived from AlphaMap



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