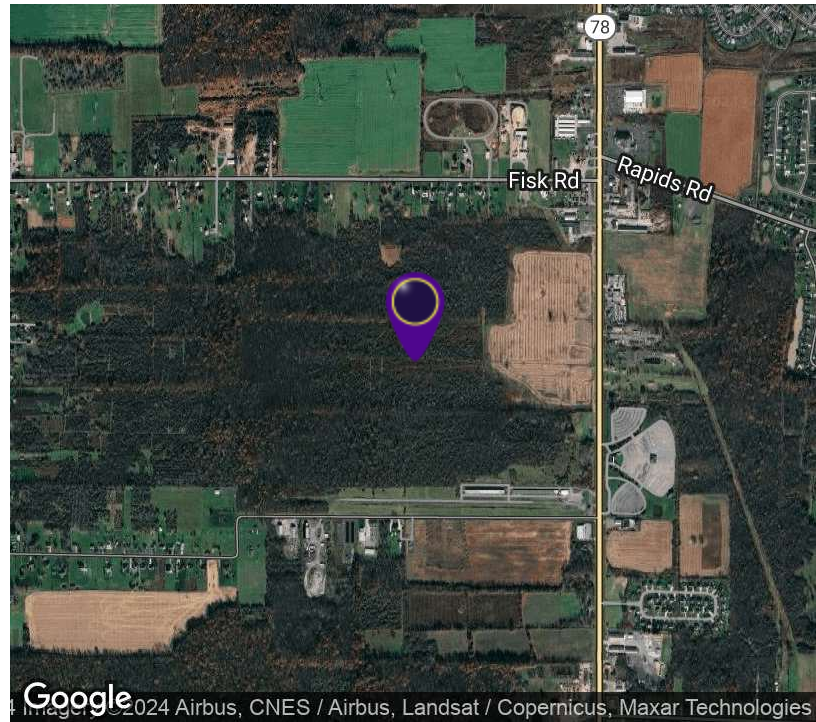


# 5+/- Acres Vacant Land

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



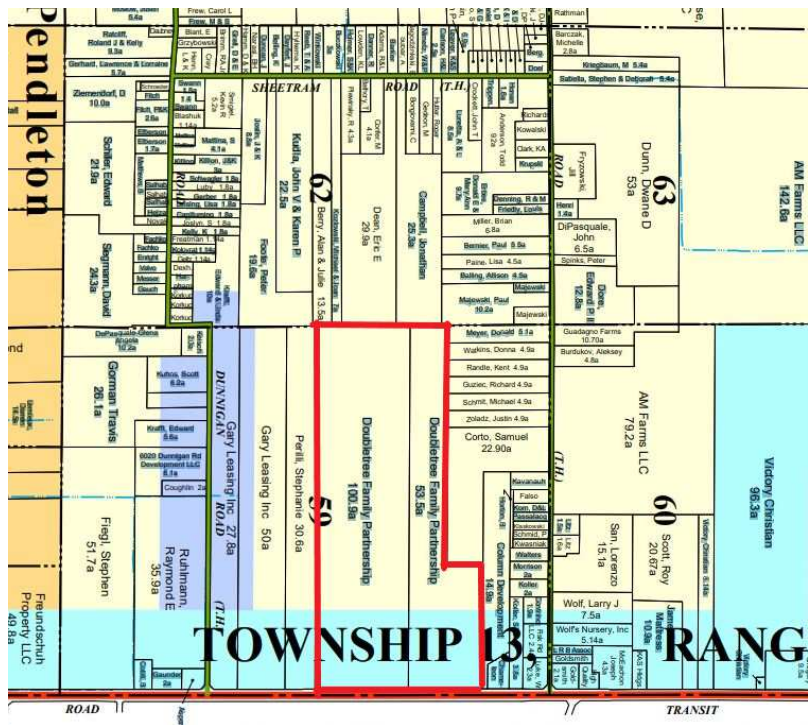
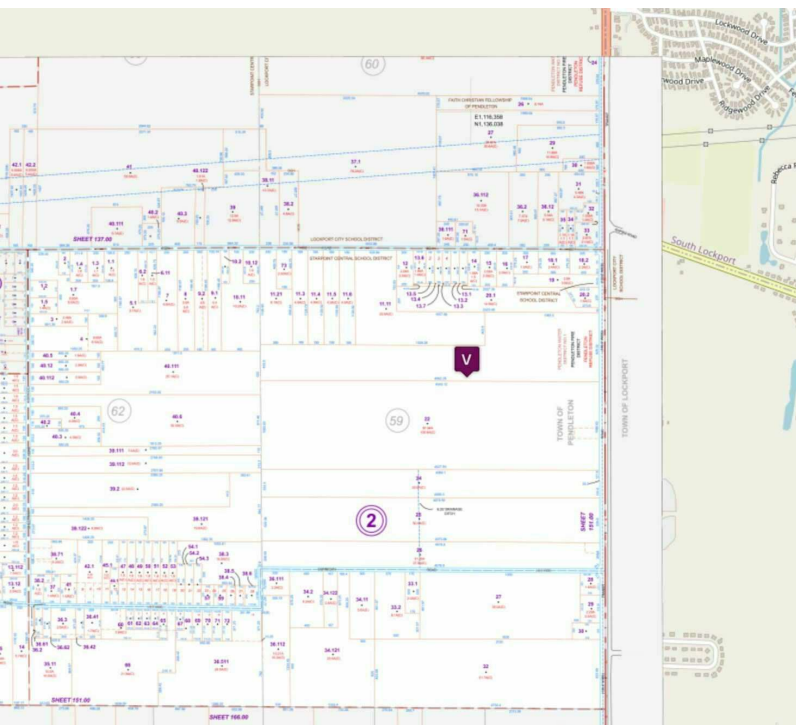
**RICK RECCKIO**  
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ADDITIONAL PHOTOS

# 5+/- Acres Vacant Land

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Google

Map data ©2024

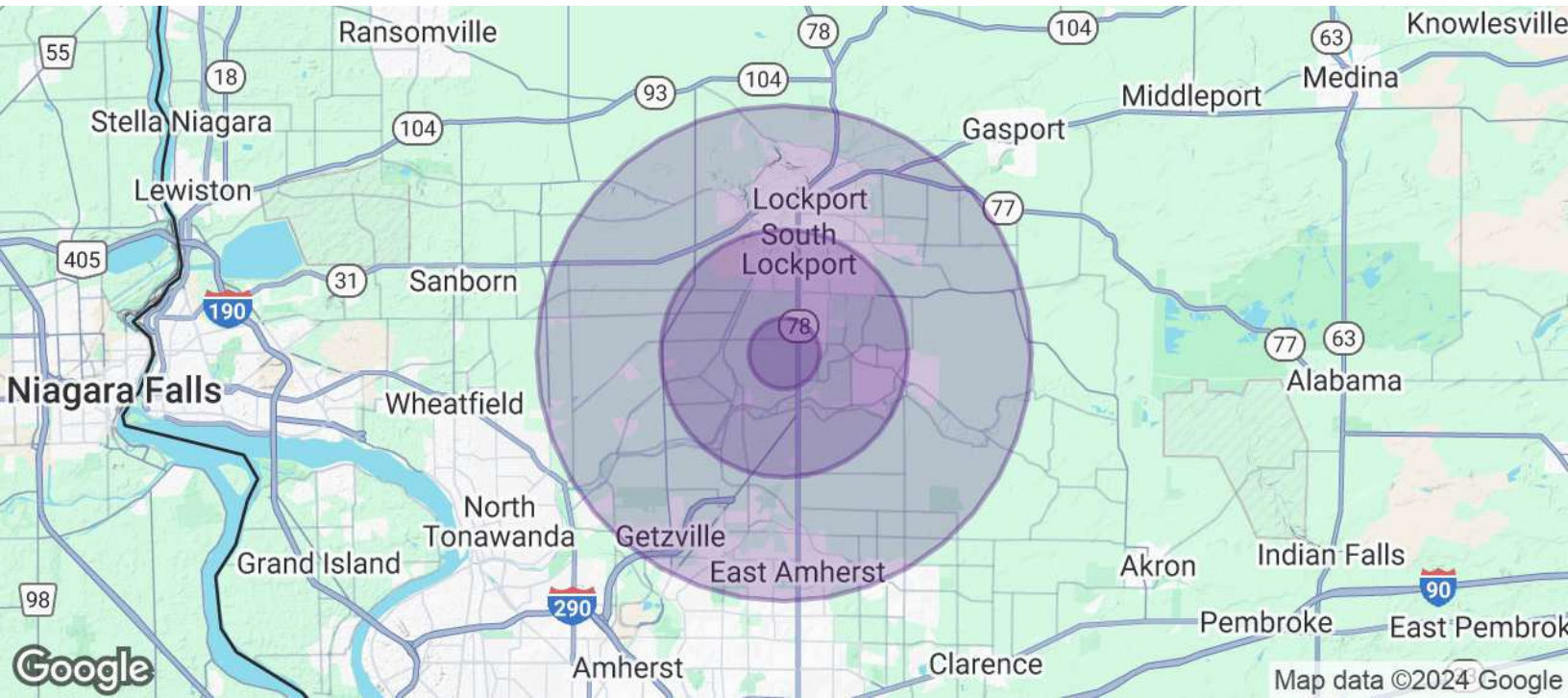


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POPULATION	1 MILE	3.5 MILES	7 MILES
Total Population	1,126	21,920	91,320
Average Age	41	42	43
Average Age (Male)	41	41	42
Average Age (Female)	41	43	44
HOUSEHOLDS & INCOME	1 MILE	3.5 MILES	7 MILES
Total Households	455	9,480	37,606
# of Persons per 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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