

FOR SALE

Development Land

6603 & 6615 S Transit Rd, Lockport, NY 14094



PROPERTY BENEFITS

- Capitalize on nearly 10 acres of prime commercial land—ideal for phased development, expansion, or a large-scale project in a high-visibility location
- Flexible zoning allows for a wide range of commercial uses—from retail and office to hospitality—maximizing development potential and attracting diverse tenants
- Immediate income from existing residential leases provides cash flow while you plan future development—offsetting holding costs and increasing ROI

DEMOGRAPHICS:

	<u>3-Miles</u>	<u>5-Miles</u>	<u>10-Miles</u>
Population:	15,318	48,264	219,226
Households:	6,551	20,747	87,743
Average HH Income:	\$88,968	\$88,541	\$105,263