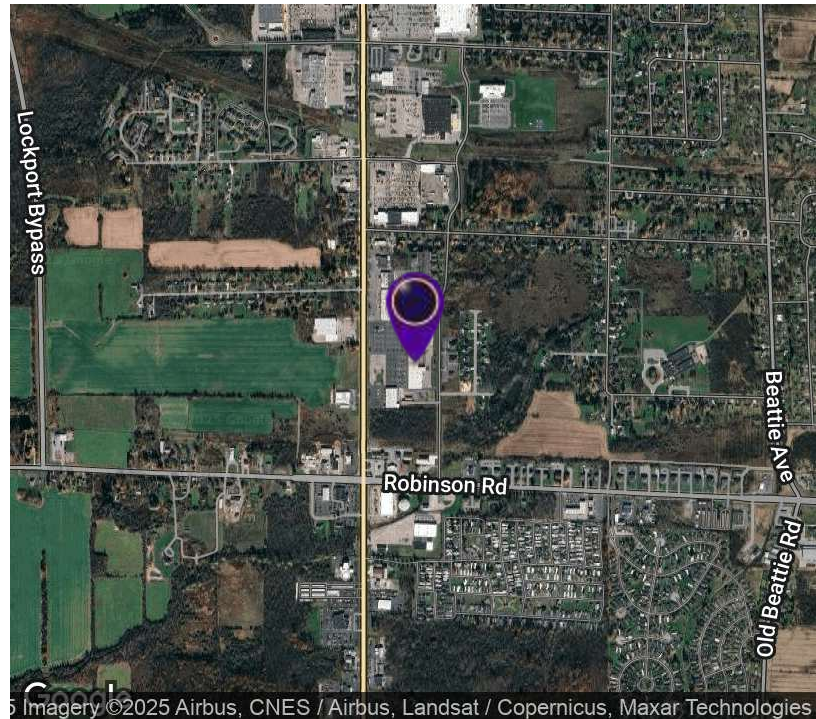


0.392+/- Acres Outparcel Site

5897 S Transit Rd, Lockport, NY 14094



OFFERING SUMMARY

Available SF: 0.392 Acres

Lease Rate: Call for Details

Lot Size: 0.39 Acres

Zoning: B-2

PROPERTY OVERVIEW

17,064+/- SF (0.392+/- Acres) 158' x 108' Outparcel site, can be expanded up to 1 acre, located in the former Big Lots Plaza. Ample parking with 500+ spaces. Strategically located on the heavily traveled South Transit Road Retail Corridor. Built in 1986, well-maintained and professionally managed. Tenants include Dollar General, Planet Fitness, POP! Party Supply, Sherl's Laundry, EG Tax, Amazing Dance, Karate Ken's and Great Lakes Dental within a mile of Runnings retail store, Home Depot, Tops Supermarket, Super Wal-Mart, retail and restaurants nearby. Excellent demographics and traffic counts. Shopping destination for all of Niagara County. Ground Lease or Build to Suit.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,999	14,535	19,883
Total Population	4,304	32,385	46,068
Average HH Income	\$72,537	\$82,687	\$93,208



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PROPERTY SUMMARY

0.392+/- Acres Outparcel Site

5897 S Transit Rd, Lockport, NY 14094



LOCATION DESCRIPTION

Nestled in the heart of Lockport, NY, this location offers an exciting opportunity for Retail/Strip Center tenants. Surrounded by a vibrant community, the property benefits from high traffic volume and excellent visibility. Nearby, the historic Erie Canal's Lockport Locks and Erie Canal Discovery Center attract tourists year-round, driving foot traffic to the area. The location also enjoys proximity to numerous dining, shopping, and entertainment options, making it an ideal spot for retailers looking to tap into a dynamic customer base. With its prime location and bustling surroundings, this property is poised to offer tenants an exceptional opportunity for success.

PROPERTY HIGHLIGHTS

- 17,064+/- SF Outparcel Site (0.392+/- Acres)
- Lot: 158 FT x 108 FT
- Ground Lease or Build to Suit
- Situated in the heart of Lockport's bustling South Transit Road retail corridor
- Surrounded by major retailers and restaurants
- Just 0.75 miles from the Super Wal-Mart and Runnings Retail Store
- High visibility with daily traffic counts exceeding 27,000 vehicles



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ADDITIONAL PHOTOS

0.392+/- Acres Outparcel Site

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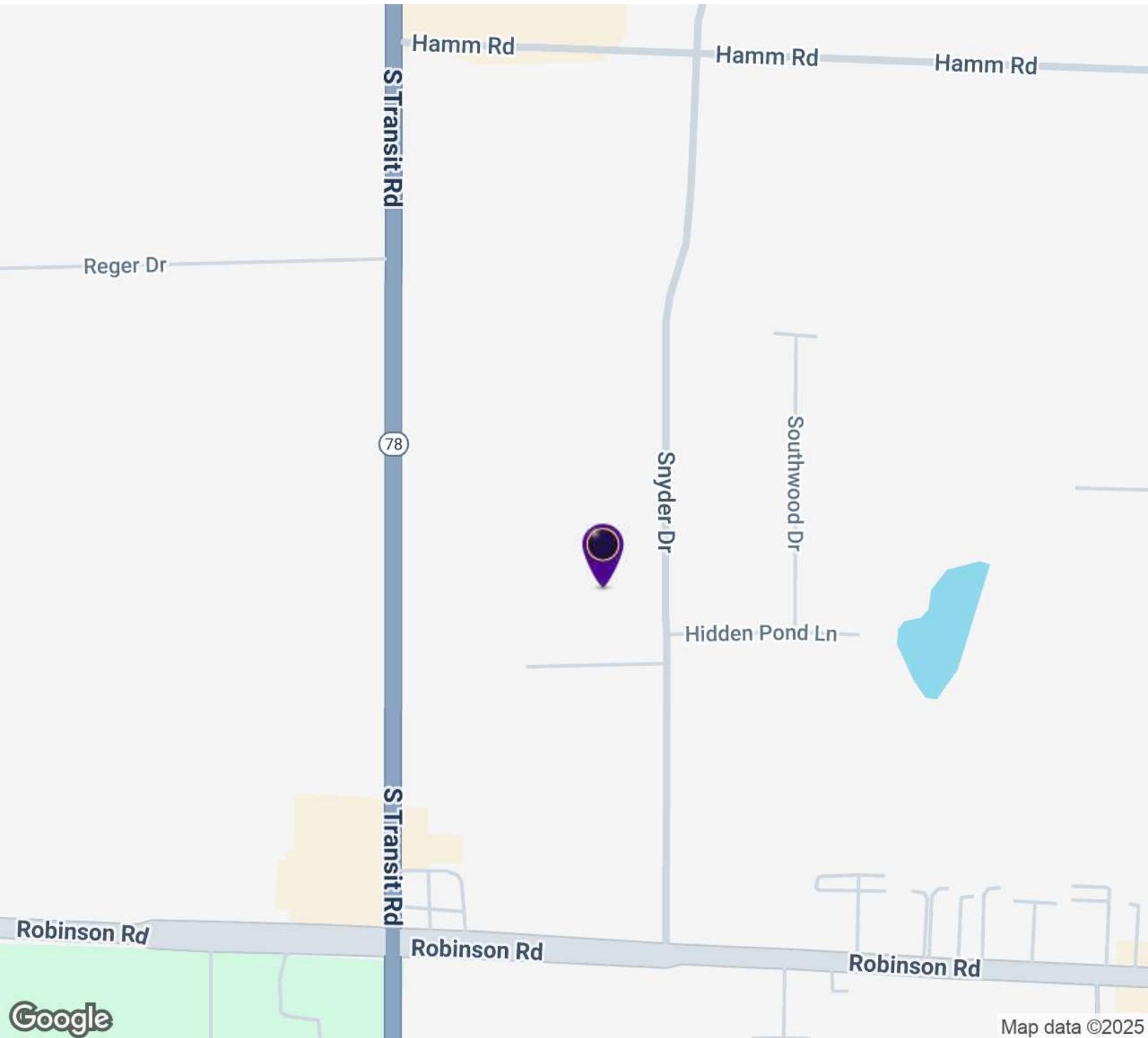


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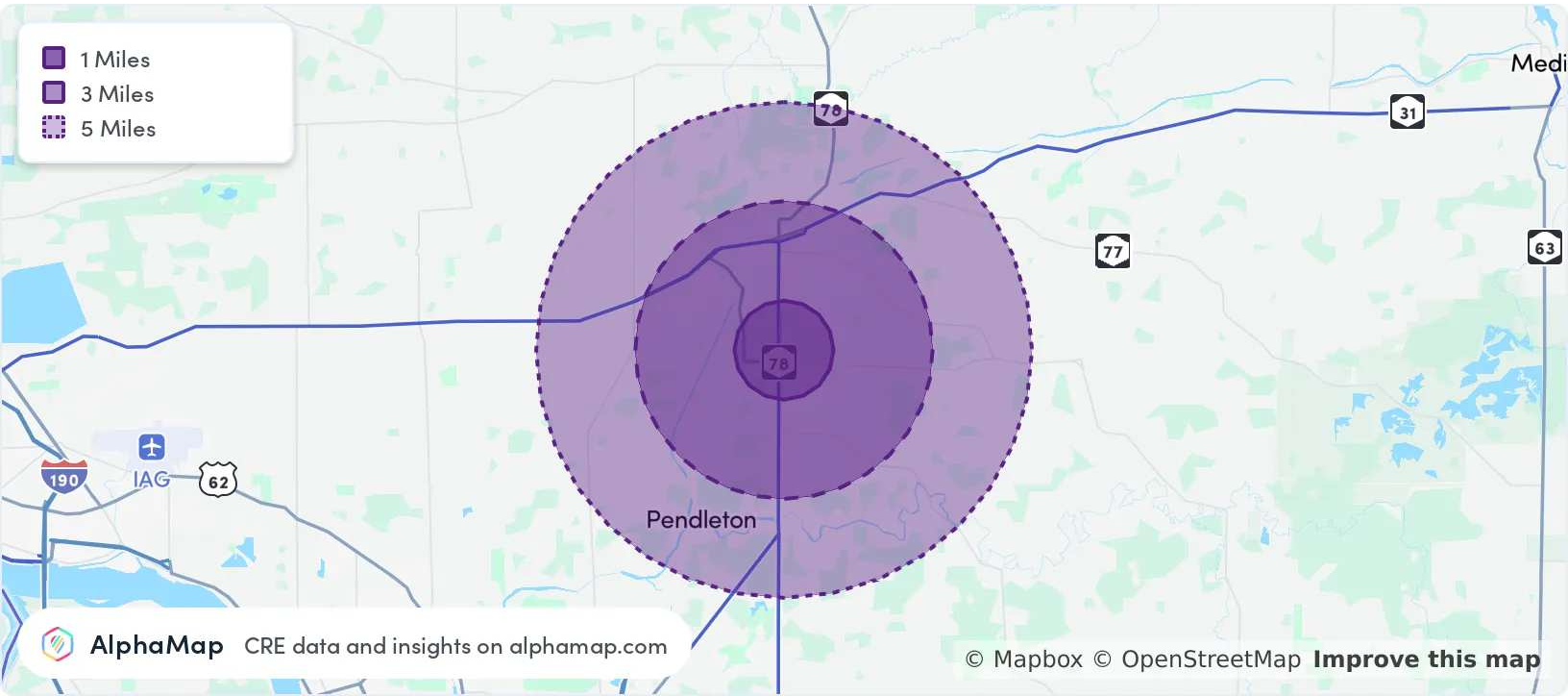
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0.392+/- Acres Outparcel Site

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,304	32,385	46,068
Average Age	43	42	42
Average Age (Male)	41	41	41
Average Age (Female)	44	43	43
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,999	14,535	19,883
Persons per HH	2.2	2.2	2.3
Average HH Income	\$72,537	\$82,687	\$93,208
Average House Value	\$146,863	\$195,770	\$220,633
Per Capita Income	\$32,971	\$37,585	\$40,525

Map and demographics data derived from AlphaMap



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