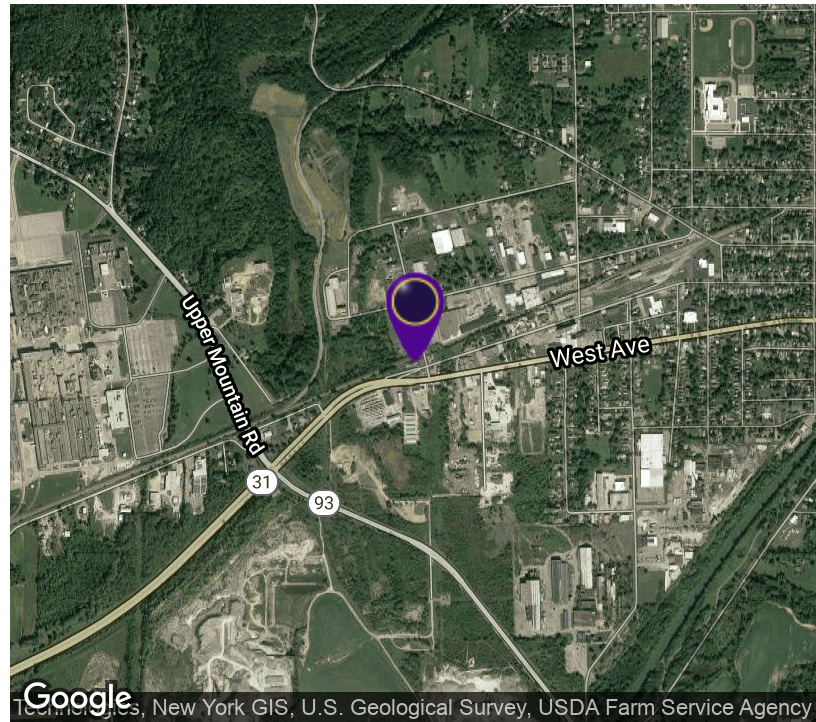


519 Park Avenue

Lockport, NY 14094



OFFERING SUMMARY

Sale Price: \$89,900

Lot Size: 1.03+/- Acres

Building Size: 2,952 SF

Ceiling Height: 12 Feet-

PROPERTY OVERVIEW

Towing garage and used car lot for sale. Consisting of 2,952 square feet situated on 1.03+/- acres. Excellent visibility. A corner location that was priced to sell.

LOCATION OVERVIEW

Located on the intersection of Park Avenue and Heath Street. Visibility from West Avenue and Route 31. Corner location, towing garage, used car sales and repairs

PROPERTY HIGHLIGHTS

- Repair Garage
- Used Car Sales
- Corner Location
- Excellent Visibility
- 2 Billboards on Property
- Priced to sell Quickly

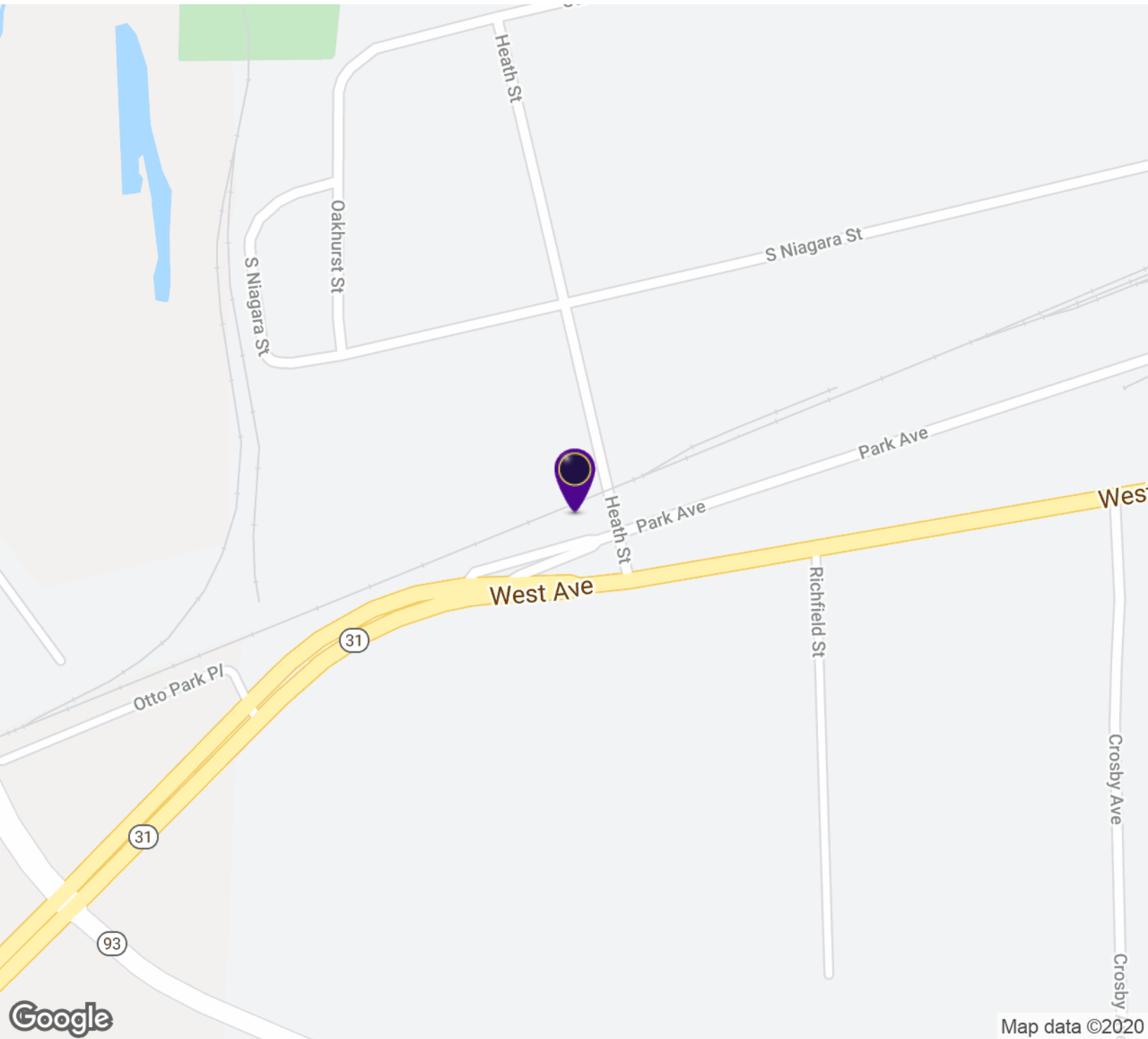


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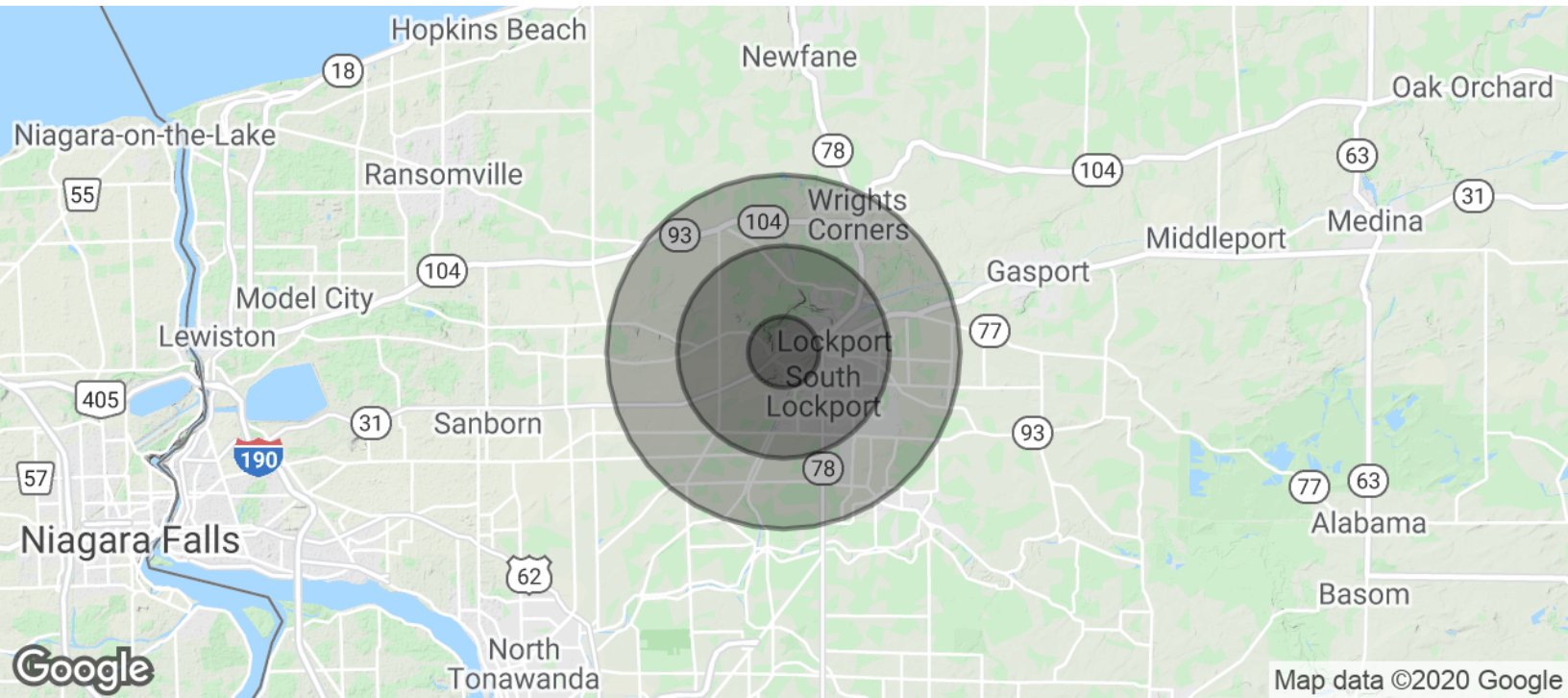
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,235	26,890	53,138
Median age	37.6	38.7	39.5
Median age (Male)	39.1	39.6	40.0
Median age (Female)	37.4	38.3	39.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,349	11,047	21,632
# of persons per HH	2.4	2.4	2.5
Average HH income	\$41,359	\$50,180	\$55,135
Average house value	\$68,441	\$95,903	\$105,486

* Demographic data derived from 2010 US Census



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