

# FOR SALE

## Excellent Redevelopment Opportunity!!!



### 5810 South Transit Road Lockport, New York

- 5,135 SF Building
- Zoned B-1 (allowable uses are quite broad)
- 3.5 Acre Lot
- Highly visible location on the corner of South Transit & Strauss Road
- 27,961 Average Daily Traffic Count
- Ample parking
- Former Western Regional OTB office
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:: DEMOGRAPHICS	5 MILES	7 MILES	10 MILES
POPULATION	44,817	57,302	127,615
HOUSEHOLDS	19,177	24,151	51,115
AVG. HH INCOME	\$ 66,962	\$ 71,685	\$ 88,584
5 YEAR GROWTH	20.5 %	21.0 %	23.7 %

**Sale price: \$1,200,000.00**

Contact Tony D'Auria or Jim Carminati at Waterbourne Real Estate Advisors, LLC for information  
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