## **INVESTMENT / DEVELOPMENT SITE AVAILABLE**

BUILDING FEATURES	
Building Size	2,880 <u>+</u> Sq. Ft.
Lot Size	0.88 <u>+</u> Acres
Zoning	B2

### **Property Highlights**

- · Investment opportunity
- · Successful restaurant
- · Owner willing to leaseback after sale
- · Sale includes four (4) total parcels including a two-family income producing home
- Well maintained HVAC, roof, and mechanicals

- Located on a .88 + Acre lot
- · Located at a signalized corner
- · Ample parking on-site
- · Ideal for: restaurant, investment

### **MOLINARO'S RESTAURANT**



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	13,856	32,596	43,794
Average Household Income	\$60,965	\$67,256	\$71,572

BUSINESS SUMMARY	1 MILE	3 MILES	5 MILES
Total Businesses	597	1,280	1,513
Total Employees	6,415	21,652	24,070

For more information, contact:

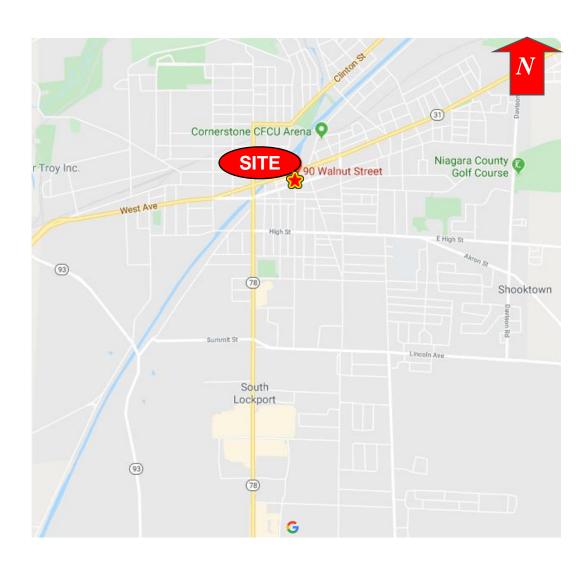
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# AVAILABLE 90 Walnut Street Lockport, New York



### Location Map