

INVESTMENT / DEVELOPMENT SITE AVAILABLE

BUILDING FEATURES	
Building Size	2,880 ± Sq. Ft.
Lot Size	0.88 ± 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



For more information, contact:

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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

AVAILABLE
90 Walnut Street
Lockport, New York



Location Map