

14,000+/- SF SPACE- Former Woodcock's Brewery
 638 Lake St, Wilson, NY 14172



OFFERING SUMMARY

Available SF:	14,000 SF
Lease Rate:	Call for Details
Lot Size:	2.23 Acres
Year Built:	1908
Building Size:	24,320 SF
Zoning:	Commerical

PROPERTY OVERVIEW

This former brewery/restaurant space offers 14,000+/-SF of flexible commercial layout options suitable for a variety of uses including restaurant, retail, office, service, specialty shop, or hospitality-related concepts. Its prominent location along Lake Street (NY-425), Wilson's main corridor, provides excellent visibility and accessibility for residents, visitors, and tourists traveling to the harbor and nearby parks. The subject improvement consists of one and two story retail plaza building that contains 21,320+/- SF of finished space and 3,000+/- SF of unfinished space for a total of 24,320+/- SF of gross building area. Each tenant space has separate gas and electric with separate HVAC systems. The subject is in overall average condition with the exception of the unfinished first floor space. Permitted Uses include Retail, Offices, Restaurants and Residential



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LOCATION DESCRIPTION

Convenient access to Lewiston, Niagara Falls, and Buffalo provides connectivity to major regional retailers and services, positioning the property to serve both the local community and visiting traffic along the Lake Ontario shoreline. The property benefits from seasonal tourism and steady local traffic, with convenient access to Niagara Falls State Park, Lewiston, and the greater Buffalo market. This strategic lakeside location offers strong visibility and access within a well-established waterfront community.

PROPERTY HIGHLIGHTS

- Prime location in the Village of Wilson near Lake Ontario and Wilson Harbor
- Excellent visibility along Lake Street
- Versatile commercial layout suitable for multiple uses
- Close proximity to marinas, restaurants, and local businesses
- Strong seasonal tourism and recreational traffic
- Ideal opportunity for owner-users or investors



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ADDITIONAL PHOTOS

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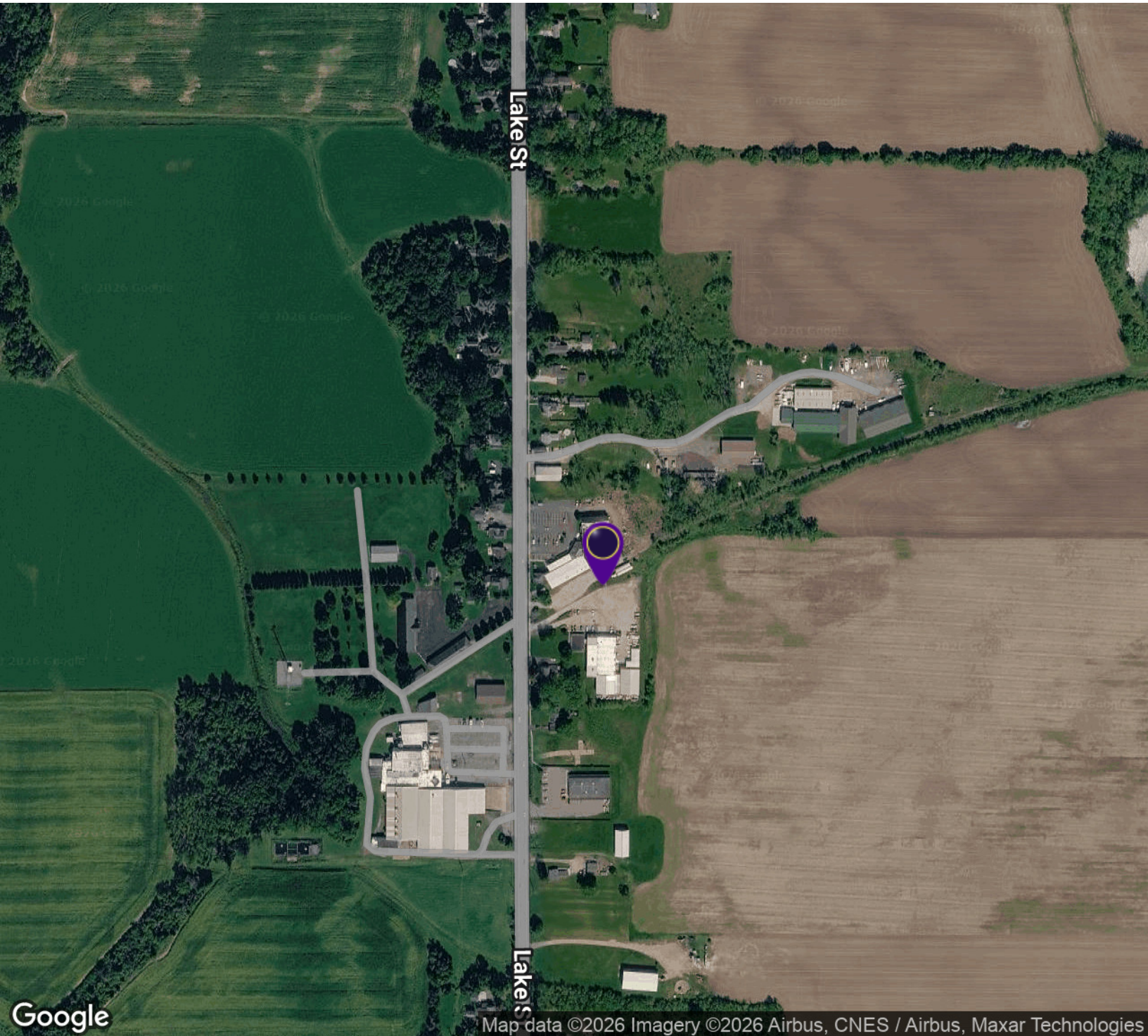
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LOCATION MAP

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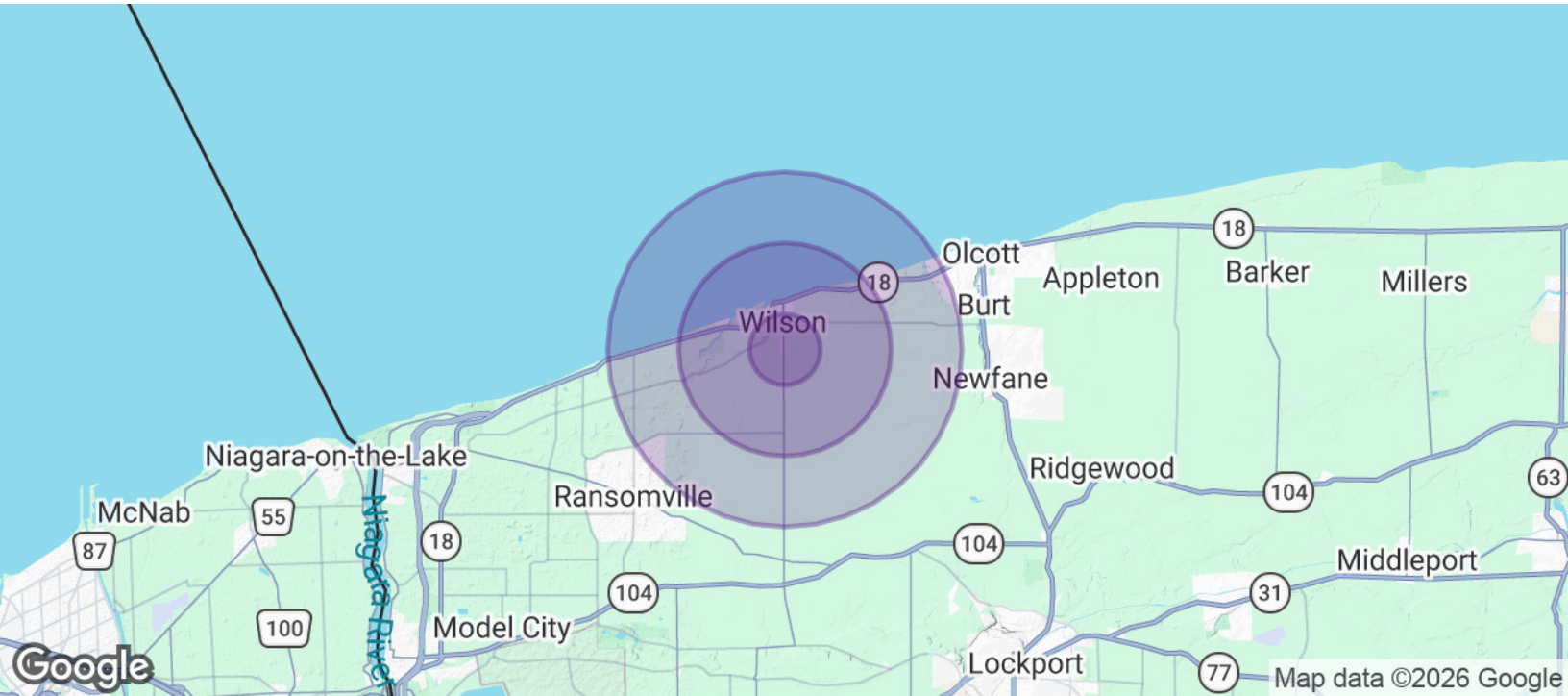


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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,045	3,112	6,158
Average Age	48.1	47.6	47.3
Average Age (Male)	49.1	48.2	47.5
Average Age (Female)	46.5	47.1	47.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	469	1,331	2,552
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$81,824	\$90,967	\$95,795
Average House Value	\$167,164	\$179,858	\$185,753

2023 American Community Survey (ACS)



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