

OFFERING MEMORANDUM



Multi-Tenant Shopping Center | 34,800 SF | 0.94 +/- Acres | \$141,637.02 NOI | 11.5% Cap Rate



HERITAGE SQUARE PLAZA

61-81 WALNUT ST, LOCKPORT, NY 14094

PROPERTY HIGHLIGHTS

Heritage Square Plaza | Lockport, NY 14094



LISTING TYPE
For Sale: Retail/Office



BUILDING SIZE
34,800 SF / 0.94 +/- Acres



LOCATION
61-81 Walnut St
Lockport, NY 14094



TRAFFIC COUNTS
Walnut St: 8,189 VPD
Pine St: 2,604 VPD



PRICE
\$1,231,626 / 11.5% Cap Rate



FINANCIAL SUMMARY

Total Rent	\$209,926.84
NOI	\$141,637.02
Occupancy	70%
Vacancy	30%

Heritage Square Plaza is a prime investment opportunity in a high-traffic corridor. Anchored by a newly renewed lease with Rent-A-Center (NYSE: UPBD), the plaza offers reliable cash flow and national credit tenancy. Its location at a signalized intersection ensures maximum visibility and easy access. With existing vacancy, there's also a clear value-add opportunity for investors to boost returns through lease-up potential.

*The information contained herein is from sources deemed reliable; however, no warranty or representation is made as to its accuracy, and all information is subject to errors, omissions, and change without notice.

RENT ROLL

Heritage Square Plaza | Lockport, NY 14094



Tenant Name	Address	Sq. Ft.	Monthly Rent	Annual Rent	Lease Expires	Notes
All Saints Food Pantry (Diocesan Council)	61B Walnut Street	1,100	\$700.00	\$8,400	2/28/28	
Creative Restorations, Inc.	30B Heritage Court	981	\$800.00	\$9,600	4/30/27	
Imagine That Gifts & Studio	38 Heritage Court	4,000	\$2,350.00	\$28,200	3/31/30	Rent: \$2,450 (4/1/28); \$2,500 (4/1/29)
Kleinfelder- Annual Exxon payment in August	Parking Lot	-	-	\$10,000	-	
Deanna's Styles	32 Heritage Court	450	\$450.00	\$5,400	5/31/28	
Capstone Management Group LLC	34 & 36 Heritage Court	2,300	\$1,775.00	\$21,300	9/30/28	Occupies 2 Suites
Rent-A-Center	73 & 77 Walnut Street	4,690	\$3,635.57	\$43,626.84	6/30/30*	* 2 five Year Options
Auto Storage	61A Walnut Street	2,200	\$900.00	\$10,800	Month-to-Month	
Serene Mountain Massage	30A Heritage Court	679	\$550.00	\$6,600	5/31/28	
Niagara Recovery Solutions	40 Heritage Court	1,700	\$775.00	\$9,300	5/31/28	
Catholic Charities Monsigno Carr Institute	81 Walnut Street	6,300	\$4,725.00	\$56,700	10/31/30 **	** One year option
Vacant - 61 Walnut - Storage Space behind	61 Walnut Suite C	5,000				
Total Square Footage of property		34,800		\$209,926.84		
Total Occupied		24,000				

* All tenants pay for water and trash, except Rent-A-Center, which is directly billed.

VACANT

Address	Sq. Ft.
20-28 Heritage Ct	5,400
61 Walnut St, Suite C	5,000
Total Vacant	10,400
Vacancy Factor	30%

P&L STATEMENT

Heritage Square Plaza | Lockport, NY 14094

Income & Expense Summary (*Projected 2026*)

CATEGORY	ACCOUNT	AMOUNT
Income	4130 · Rental	\$209,926.04
	4140 · Reimbursed Expenses	\$5,659.49
	Total Income	\$215,585.53
Expenses		
Insurance	6180 · Building Insurance	\$14,640.51
	Total Insurance	\$14,640.51
Office Expense	6225 · Janitorial Expense	\$1,971.84
	6250 · Postage & Delivery	\$31.00
	Total Office Expenses	\$31.00
Professional Fees	6280 · Legal Fees	\$8,585.50
	6572 · Inspections	\$129.00
	Total Professional Fees	\$4,290.00
Maintenance	6310 · Building Repairs	\$6,264.89
	6312 · Lawn Care	\$1,979.10
	6314 · Snow Removal	\$11,559.42
	6348 · Trash Collection	\$825.85
	Total Maintenance Fees	\$20,629.26
Utilities	6402 · Electric & Gas	\$4,273.23
	6410 · Water	\$3,597.56
	Total Utilities	\$7,870.79
Taxes	6580 · Supplies	\$1,057.31
	6640 · Real Estate Taxes	\$19,034.08
	Total Taxes	\$19,408.32
	Total Expense	\$73,949.29
Net Income	Net Ordinary Income	\$141,636.24
	Net Income	\$141,636.24



PROPERTY PHOTOS

Heritage Square Plaza | Lockport, NY 14094



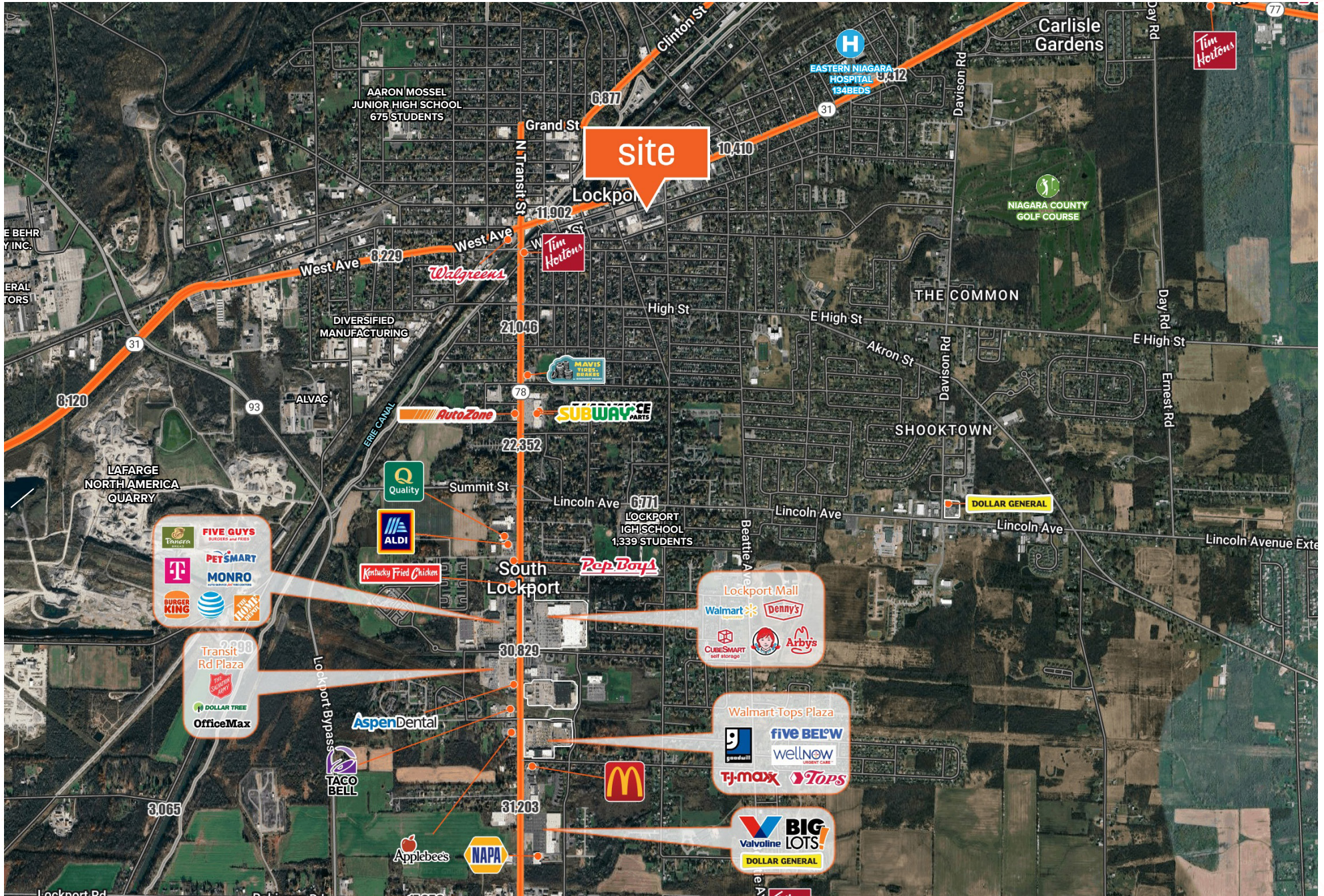
BIRDSEYE AERIAL

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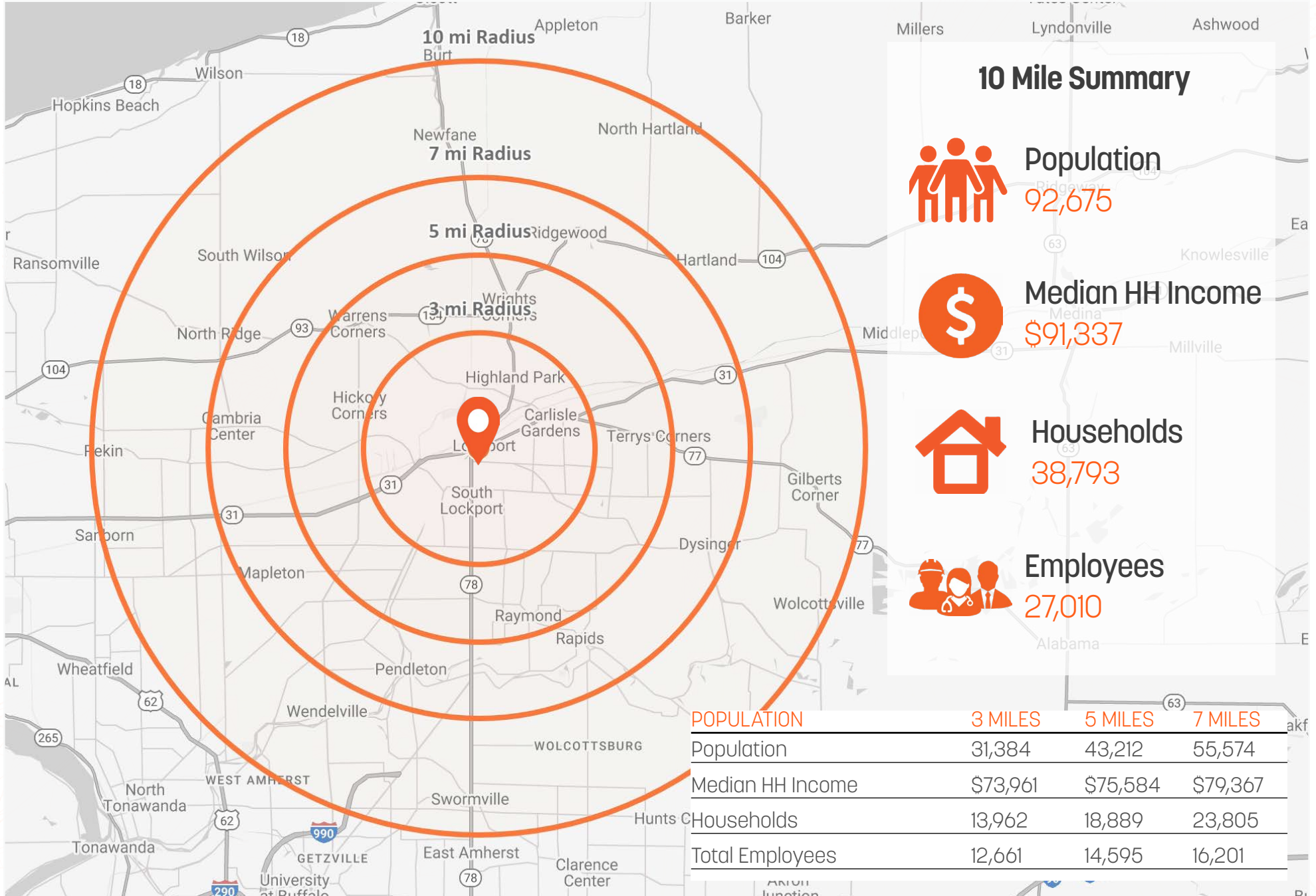
MARKET AERIAL

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DEMOGRAPHICS SUMMARY

Heritage Square Plaza | Lockport, NY 14094





Caliber Commercial Brokerage, LLC
394 E Henrietta Rd
Rochester, NY 14620
585.454.4500

Jacob Rivera, Partner
Licensed Associate Real Estate Broker
310.650.4322
jrivera@caliberbrokerage.com

caliberbrokerage.com

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