

FOR SALE



HERITAGE SQUARE PLAZA

61-81 WALNUT ST, LOCKPORT, NY 14094

Multi-Tenant Shopping Center with Income and Expansion Potential

building relationships.
maximizing **potential.**

PROPERTY HIGHLIGHTS

Heritage Square Plaza | Lockport, NY 14094

This property can also be sold with adjacent 53 Walnut St for a larger combined investment opportunity.



FINANCIAL SUMMARY

NOI	\$106,641.77
Occupancy	59%
Vacancy	41%

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.



LISTING TYPE

For Sale: Retail/Office



BUILDING SIZE

34,600 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

\$1,100,000 / 11.5% Cap Rate

PROPERTY HIGHLIGHTS-53 WALNUT (ADJACENT)

Heritage Square Plaza | Lockport, NY 14094

This property can also be sold with adjacent Heritage Square Plaza for a larger combined investment opportunity.



LISTING TYPE

For Sale: Office



BUILDING SIZE

5,040 SF / 0.21 +/- Acres



LOCATION

53 Walnut St
Lockport, NY 14094



TRAFFIC COUNTS

Walnut St: 8,189 VPD
Cottage St: 941 VPD



PRICE

\$249,000



FINANCIAL SUMMARY

NOI

\$19,502.00

53 Walnut is a historic property in the heart of Downtown Lockport's designated Opportunity Zone, steps from the Erie Canal, Historic Palace Theatre, and a lively mix of shops and restaurants. The building includes a private parking lot, with 2,500 SF on the first floor leased to Keller Group and one 500 SF office leased on the second floor. Several additional 500 SF offices are available on the second floor.

RENT ROLL

Heritage Square Plaza | Lockport, NY 14094



SUITE	TENANT	SF	PRICE/SF/YEAR	MONTHLY RENT	ANNUAL RENT	LEASE END
73 & 77 Walnut St	Rent-A-Center	4,690	\$9.31	\$3,635.57	\$43,626.84	6/30/30
81 Walnut St	Catholic Charties Monsigno Car Inst.	6,300	\$9.01	4,725.00	\$56,700.00	10/31/30
30A Heritage Ct	Serene Mountain Massage	679	\$9.73	\$550.00	\$6,600.00	5/31/28
34-36 Heritage Ct	Michael Garofalo	2,300	\$9.27	\$1,775.00	\$21,300.00	9/30/28
61B Walnut St	All Saints Food Pantry	1,100	\$7.64	\$700.00	\$8,400.00	2/28/25
32 Heritage Ct	Deanna's Styles	450	\$12.01	\$450.00	\$5,400.00	5/31/28
61A Walnut St	Auto Storage	2,200	\$4.91	\$900.00	\$10,800.00	Month to Month
40 Heritage Ct	Niagara Recovery Solutions	1,700	\$5.48	\$775.00	\$9,300.00	5/31/28
30B Heritage Ct	E. A. Granchelli, Developer LLC	981	-	\$0.00	-	Owner Occupied
Parking Lot	Kleinfelder- Annual Exxon payment	N/A	-		\$10,000.00	-
TOTAL OCCUPIED		20,600 (59%)		\$13,510.67	\$172,126.84	

SUITE	TYPE	SF				
Vacant 20-28 Heritage Ct	Office/Medical	5,400	-	-	-	-
Vacant 61C Walnut St	Storage Space	5,000	-	-	-	-
Vacant 38 Heritage Ct	Former Community Health Center	3,800	-	-	-	
TOTAL VACANT		14,200 (41%)				

P&L STATEMENT

Heritage Square Plaza | Lockport, NY 14094

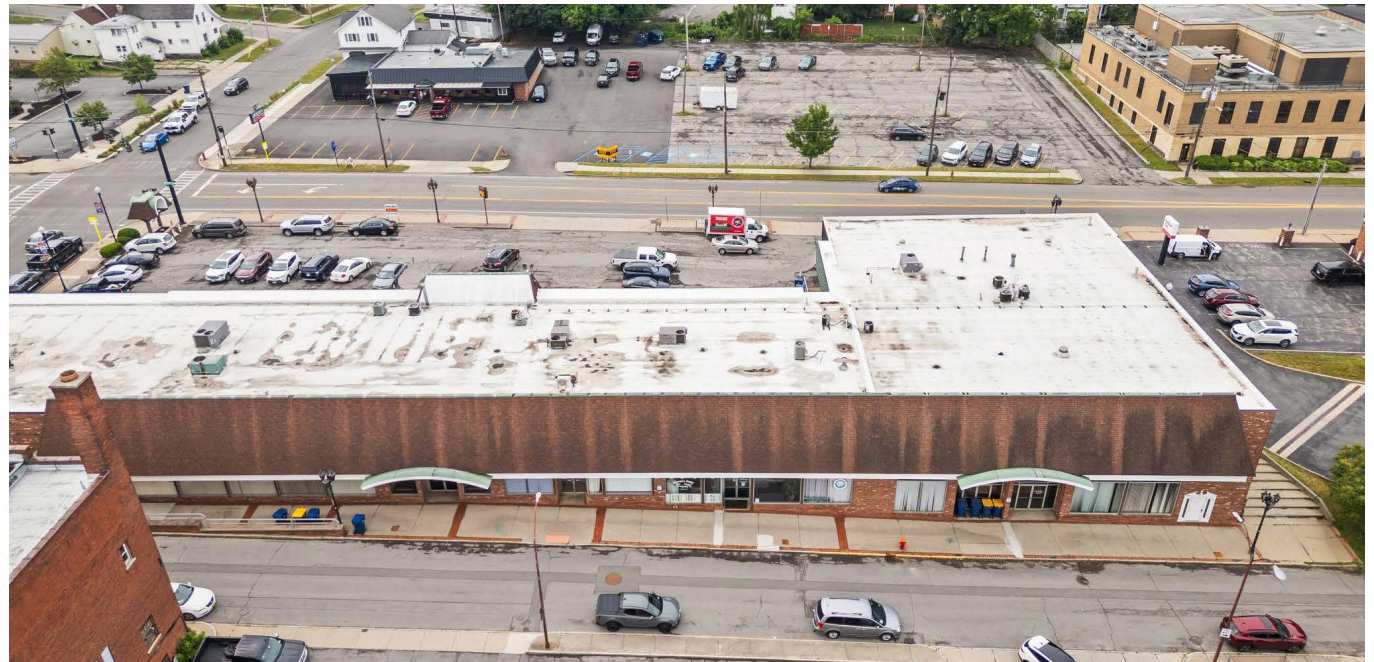
Income & Expense Summary (9/1/24–8/1/25)

CATEGORY	ACCOUNT	AMOUNT
Income	4130 · Rental	\$172,126.84
	4140 · Reimbursed Expenses	\$6,000.00
	Total Income	\$178,126.84
Expenses	1203 · Discounts	-\$4.97
Insurance	6188 · Building Insurance	\$15,473.99
	Total Insurance	\$15,473.99
Professional Fees	6225 · Janitorial Expense	\$386.15
	6245 · Office Expense	\$97.04
	6280 · Legal Fees	\$4,161.00
	6572 · Inspections	\$129.00
	Total Professional Fees	\$4,290.00
Maintenance	6310 · Building Repairs	\$8,857.21
	6312 · Lawn Care	\$1,957.90
	6314 · Snow Removal	\$10,390.33
	6348 · Trash Collection	\$717.49
	Total Maintenance Fees	\$21,922.93
Utilities	6402 · Electric & Gas	\$5,115.53
	6410 · Water	\$3,966.68
	Total Utilities	\$9,082.21
Taxes	6580 · Supplies	\$829.40
	6640 · Real Estate Taxes	\$19,408.32
	Total Taxes	\$19,408.32
Net Income	Total Expense	\$71,485.07
	Net Ordinary Income	\$106,641.77
	Net Income	\$106,641.77



PROPERTY PHOTOS

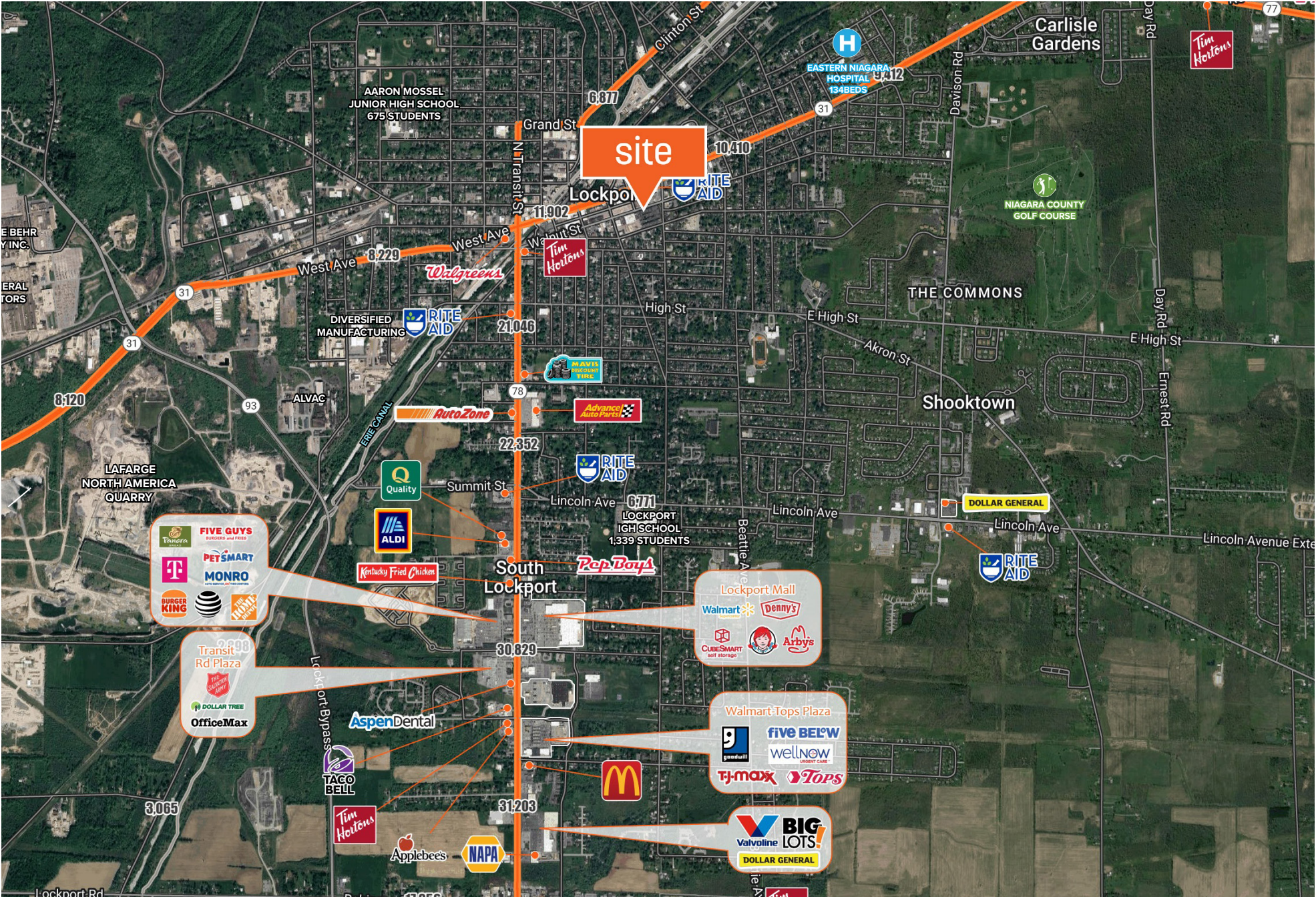
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MARKET AERIAL

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DEMOGRAPHICS SUMMARY

Heritage Square Plaza | Lockport, NY 14094



EXCLUSIVELY REPRESENTED BY

Heritage Square Plaza | Lockport, NY 14094



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building relationships.
maximizing potential.

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