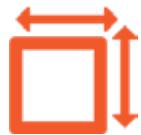


FOR LEASE

3976-3984 LOCKPORT-OLCOTT RD, LOCKPORT, NY 14094

 Caliber
Commercial Brokerage



9,500+
SF AVAILABLE



17,258
VEHICLES PER DAY



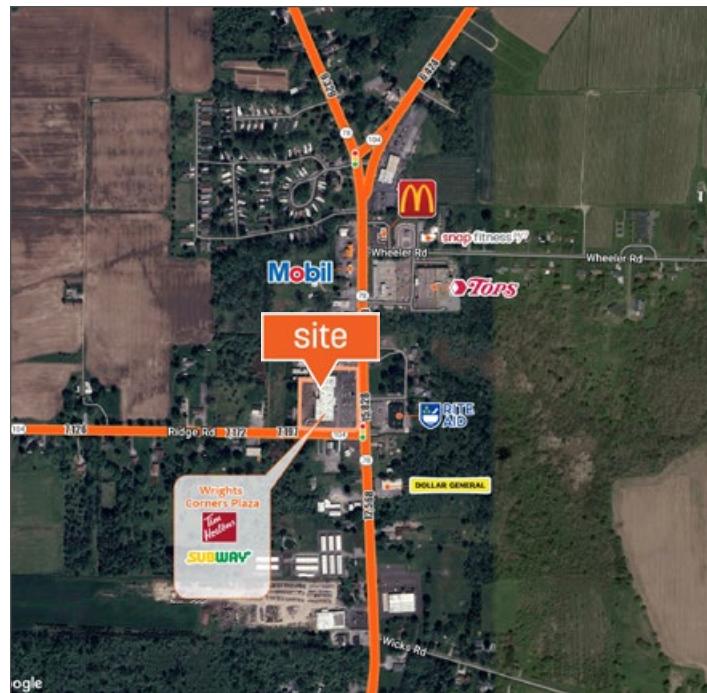
\$ UPON REQUEST
LEASE PRICE

OFFERING SUMMARY

Property Type	Retail
Space Available	9,500+SF
Lease Type	NNN
Traffic Counts	Lockport-Olcott Rd: 11,796 vpd Ridge Rd: 5,462/ vpd
Parking	70 Spaces
Lease Price	\$ Upon Request

PROPERTY HIGHLIGHTS

- Strong tenant mix featuring national and local businesses: Tim Hortons, Subway, Fred's Pizza, Edward Jones & more Former Family Dollar Space
- 1 Loading Dock
- 11'8" Finished Ceilings
- Basement
- Central Air
- Private Restrooms
- Wheelchair Accessible

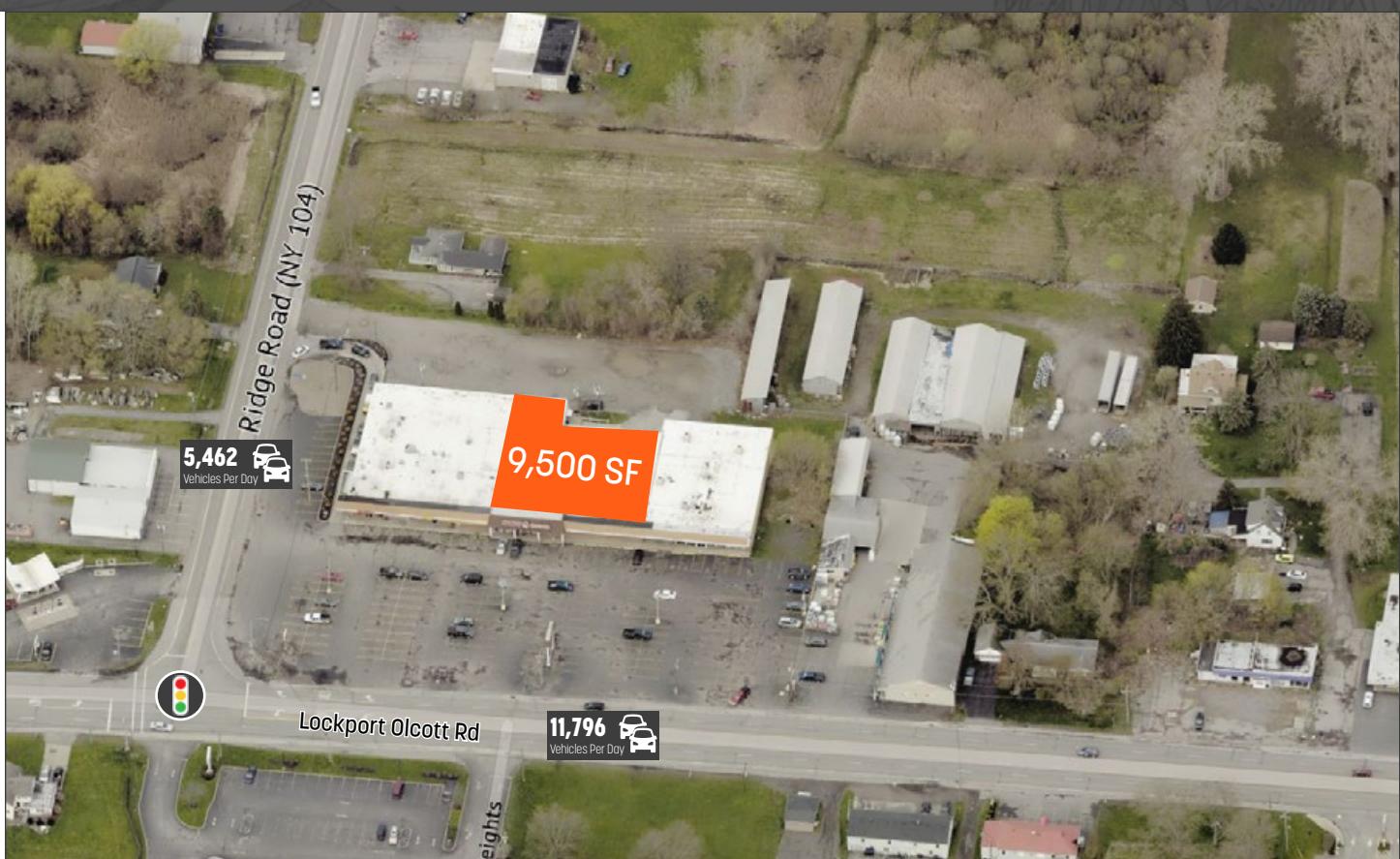


DEMOGRAPHICS	3 Mile	5 Miles	7 Miles
Population	6,926	35,846	51,318
Median HH Income	\$79,493	\$71,321	\$72,897
Households	2,847	15,591	22,289
Employees	1,795	11,283	15,824

FOR LEASE

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 Caliber
Commercial Brokerage



Jacob Rivera, Partner

Licensed Associate Real Estate Broker

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