

3 Versatile Commercial Spaces

6503-6515 Campbell Boulevard, Lockport, NY 14094



OFFERING SUMMARY

Available SF:	Up To 4,500+/- SF
Lease Rate:	Starting at \$1,350 a month
Lot Size:	1.53 Acres
Building Size:	7,000 SF
Zoning:	Commercial

PROPERTY OVERVIEW

850+/- SF, 1,750+/- SF and 1,900+/- SF commercial units, all 3 spaces can be combined for a total of 4,500+/- SF. Units are spacious with adaptable layout in a prime high-visibility location at the well-traveled five-way intersection of Pendleton, Lockport, Getzville, and Wheatfield. Perfect for a wide variety of business types. These spaces are especially ideal for those seeking turnkey office or retail space with essential infrastructure already in place.

LOCATION OVERVIEW

Located on the southeast corner of Campbell Boulevard and Fiegle Road. Nearby Beach Ridge and Main Roads. Minutes from Lockport, Tonawanda, and Amherst.

PROPERTY HIGHLIGHTS

- Open, flexible layout ideal for office or retail
- Turnkey-ready with essential infrastructure
- Excellent visibility and accessibility
- Multiple partitioned rooms for specialized use
- Perfect for medical/dental offices, studios, or professional services
- Strong traffic exposure in a high-demand location

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6505A Campbell Blvd	Available	1,750 SF	Modified Gross	Call For Details	This 1,750 sq. ft. commercial unit features a spacious, adaptable layout in a prime high-visibility location at the well-traveled five-way intersection of Pendleton, Lockport, Getzville, and Wheatfield.
6505 Campbell Blvd	Available	850 SF	Modified Gross	Starting at \$1,350 a month	This 850 sq. ft. commercial unit features a spacious, adaptable layout in a prime high-visibility location at the well-traveled five-way intersection of Pendleton, Lockport, Getzville, and Wheatfield.
6511 Campbell Blvd	Available	1,900 SF	Modified Gross	Call For Details	This 1,900 sq. ft. commercial space offers a spacious and adaptable layout in a high-visibility location at a bustling five-way intersection connecting Pendleton, Lockport, Getzville, and Wheatfield.



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ADDITIONAL PHOTOS

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NY & PA Licensed Broker

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LOCATION MAP

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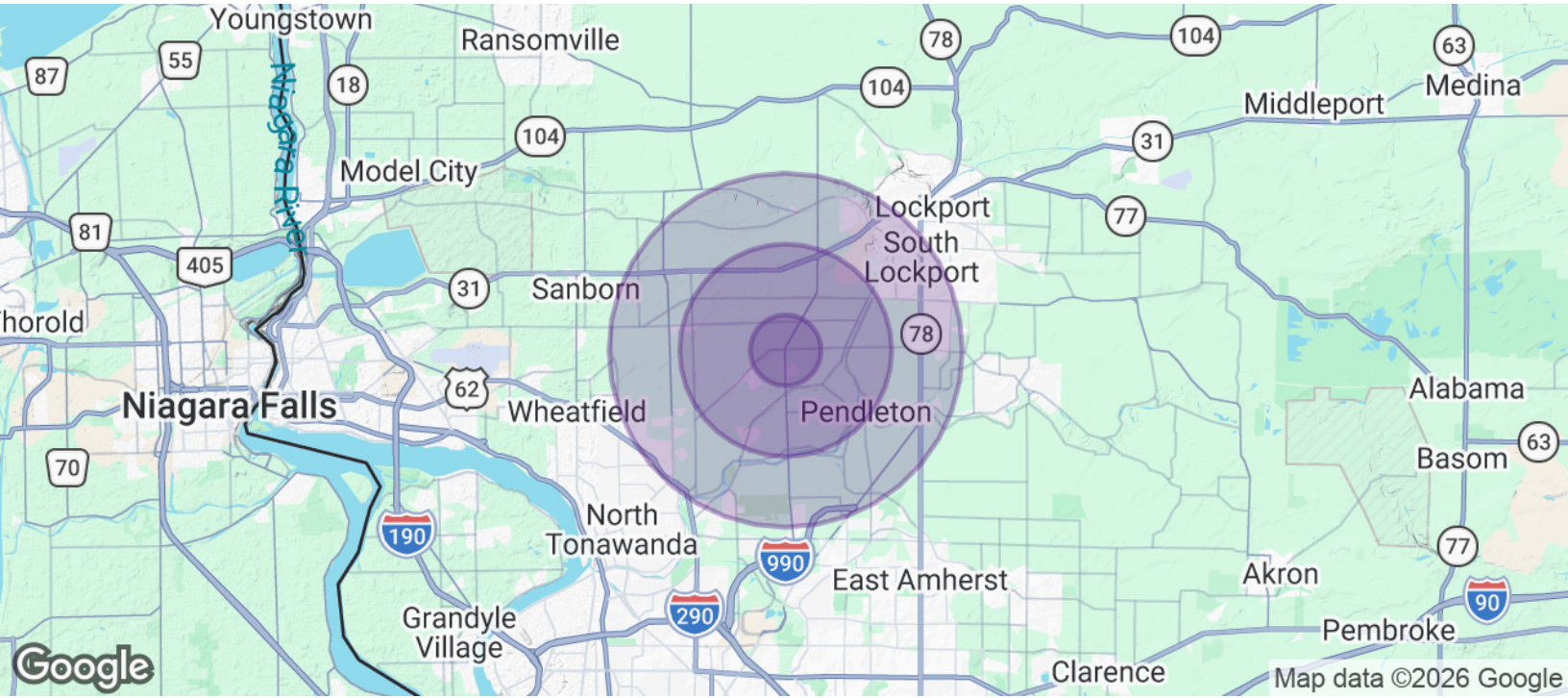


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	989	7,041	35,633
Average Age	43	43	42
Average Age (Male)	42	42	41
Average Age (Female)	43	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	364	2,630	14,522
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$151,788	\$140,340	\$110,763
Average House Value	\$322,386	\$317,168	\$274,951

2020 American Community Survey (ACS)



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