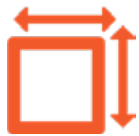


FOR LEASE

30-60 EAST AVE, LOCKPORT, NY 14094



3,800 and 12,500
SF AVAILABLE



9,303
VEHICLES PER DAY



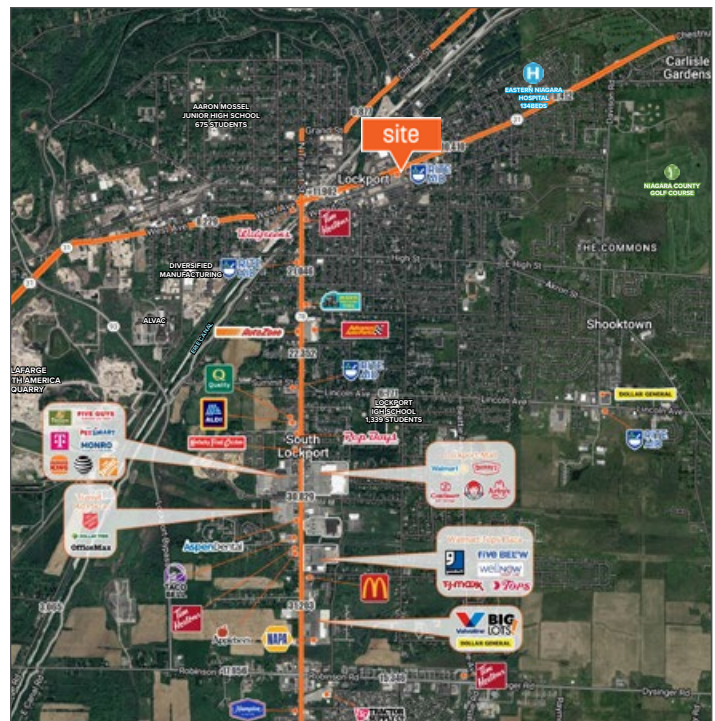
\$ UPON REQUEST
LEASE PRICE

OFFERING SUMMARY

Property Type	Retail
Space Available	Office: 3,800±SF & Retail: 12,500±SF
Lease Type	NNN
Traffic Counts	East Ave: 9,303/ vpd Washburn St: 7,013/ vpd
Parking	60+ Spaces
Lease Price	\$ Upon Request

PROPERTY HIGHLIGHTS

- 3,800 SF Former Horizon Health & 12,150 SF Rite Aid – available in a well-kept mixed-use building in downtown Lockport. Great for office, retail, or medical use.
- Move-in ready spaces with updated building systems
- Strong visibility at East Ave & Washburn St
- Walkable to shops, dining, and public services
- On-site and nearby public parking
- Easy access to Route 78 & Buffalo-Niagara metro area

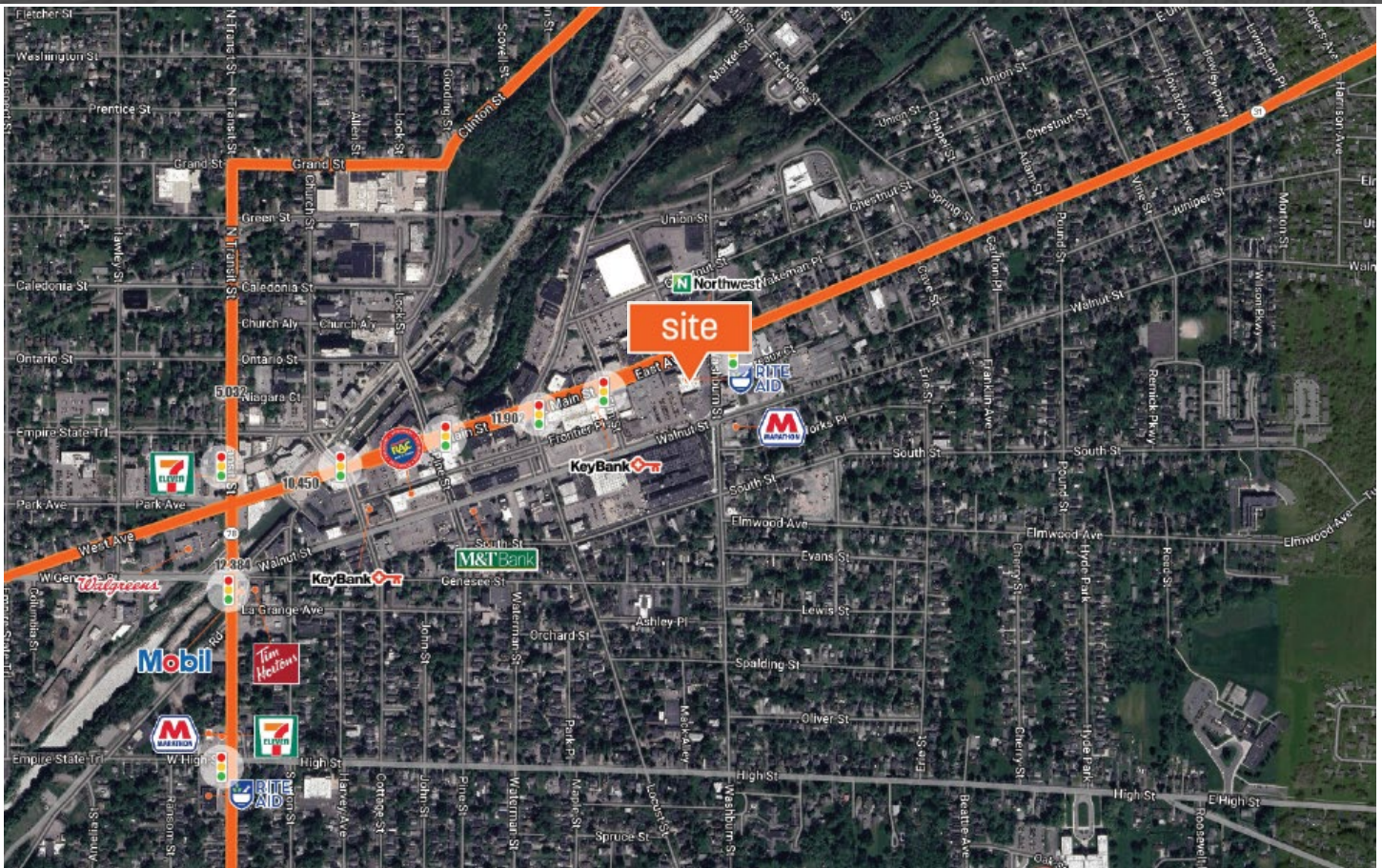


DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	14,647	31,140	43,101
Median HH Income	\$62,239	\$74,505	\$75,492
Households	6,688	13,841	18,843
Employees	3,535	11,607	14,594

FOR LEASE

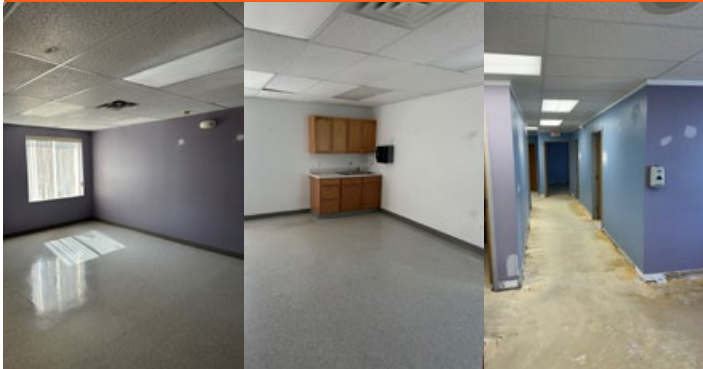
30-60 EAST AVE, LOCKPORT, NY 14094

 **Caliber**
Commercial Brokerage



3,800 +/- OFFICE

12,500 +/- RETAIL



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