

Versatile Commercial Spaces

6503-6515 Campbell Boulevard, Lockport, NY 14094



OFFERING SUMMARY

Available SF: 1,250 - 1,650 SF

Lease Rate: Call For Details

Lot Size: 1.53 Acres

Building Size: 4,500 SF

Zoning: Commercial

PROPERTY OVERVIEW

This 1,250+/- SF and 1,650+/- SF commercial spaces 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, this space is 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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LEASE SPACES

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LEASE INFORMATION

Lease Type:	MG
Total Space:	1,250 - 1,650 SF

Lease Term:	Negotiable
Lease Rate:	Call For Details

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6505A Campbell Blvd	Available	1,250 SF	Modified Gross	Call For Details	This 1,250 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	1,650 SF	Modified Gross	Call For Details	This 1,650 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. Ideally situated for businesses seeking strong traffic exposure and easy accessibility. The interior features multiple partitioned rooms, making it highly versatile for a wide range of uses.



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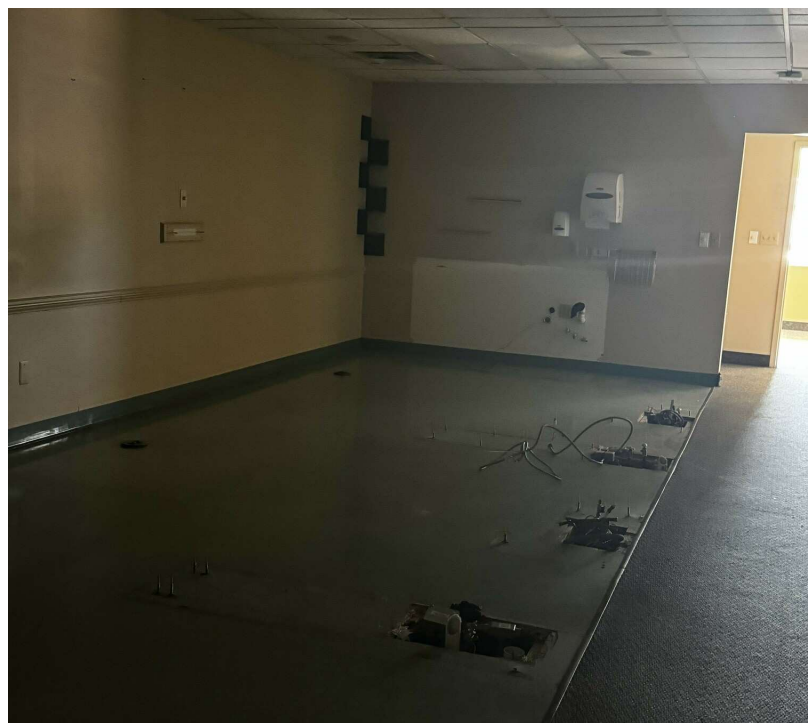
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ADDITIONAL PHOTOS

Versatile Commercial Spaces

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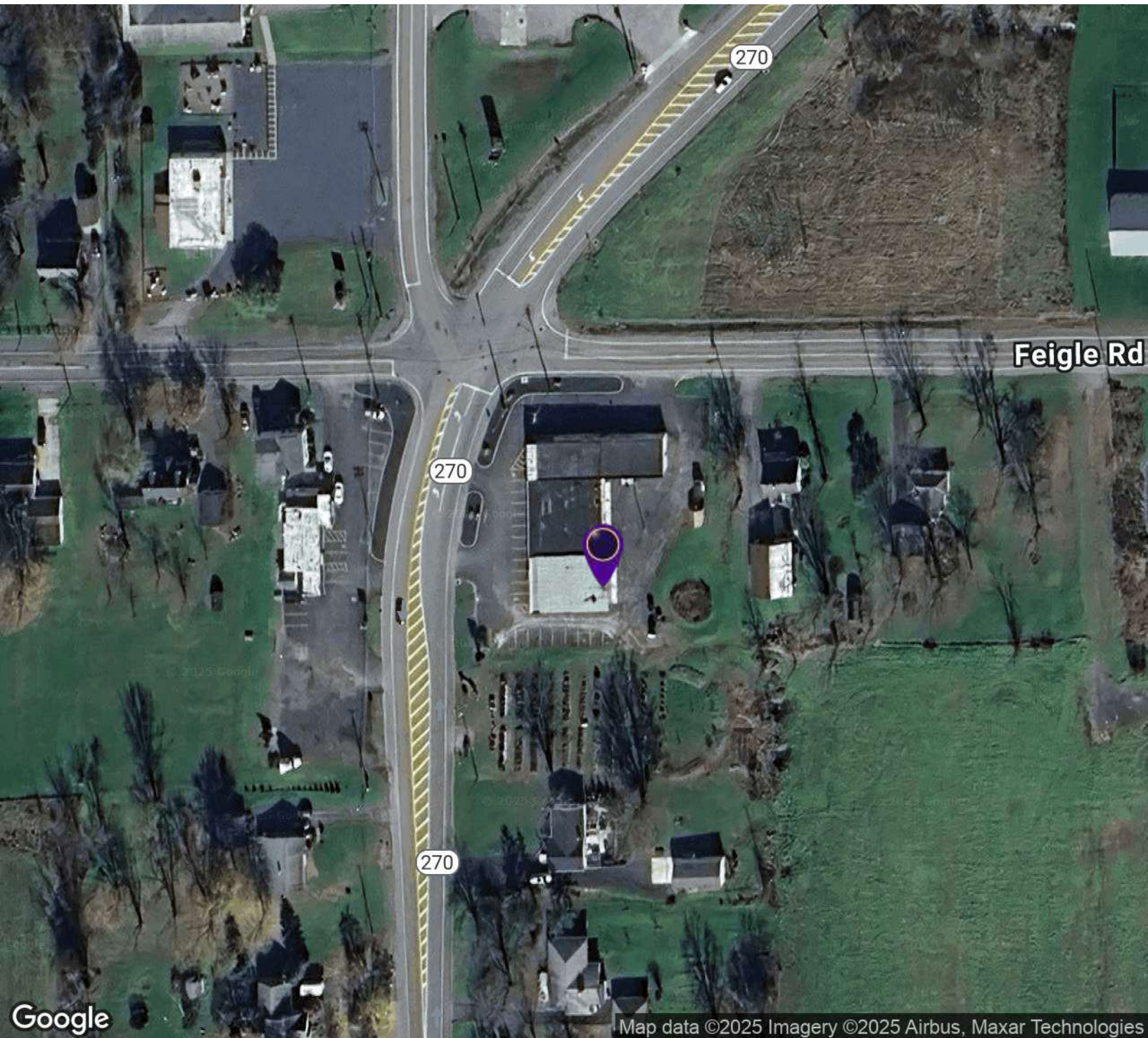
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LOCATION MAP

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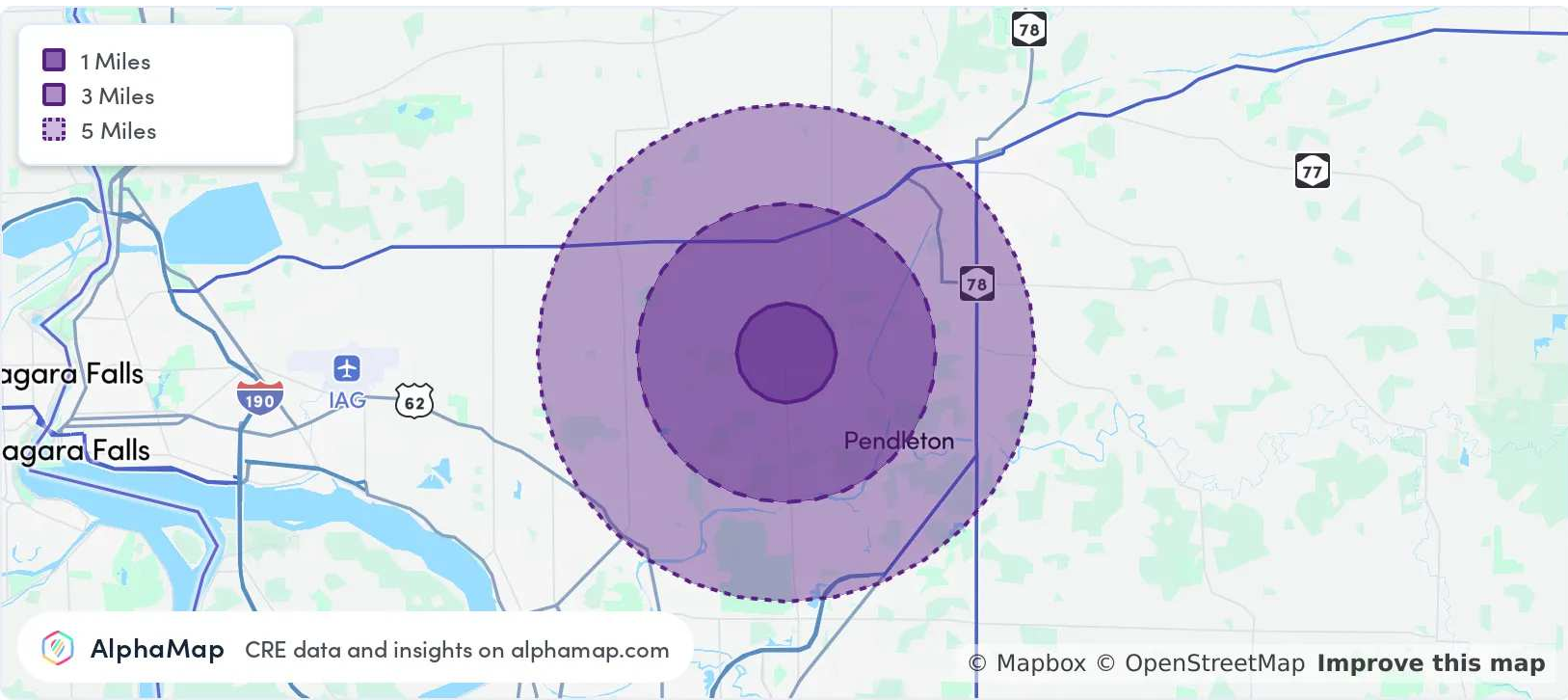


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POPULATION

	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

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	364	2,630	14,522
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
Per Capita Income	\$56,217	\$51,977	\$44,305

Map and demographics data derived from AlphaMap



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