CBRE Upstate NY
PART OF THE AFFILIATE NETWORK

5862 Snyder Dr.

Lockport, New York 14094

$1,100,000

Spacious 8,597 sq. ft. medical office with a dental buildout near Lockport's South Transit retail corridor. The office features a porte cochère at the patient entrance to a large reception area with fireplaces, saltwater aquariums, and children's play room,

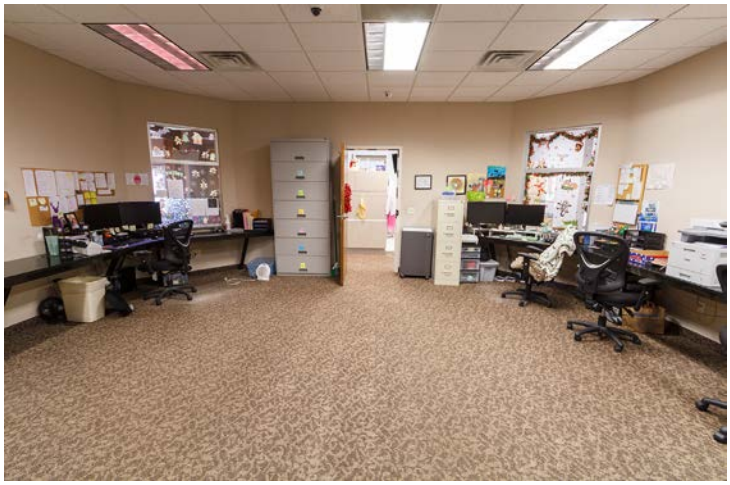
The building has multiple employee entrances secured with key fob access, a large administrative area with four check-in/out windows, 14 dental operatories, five (5) private offices, centrally located dental lab and prep area, kitchenette, changing/laundry room, and private employee restrooms. A second floor/mezzanine spaces offers additional storage and access to mechanicals.

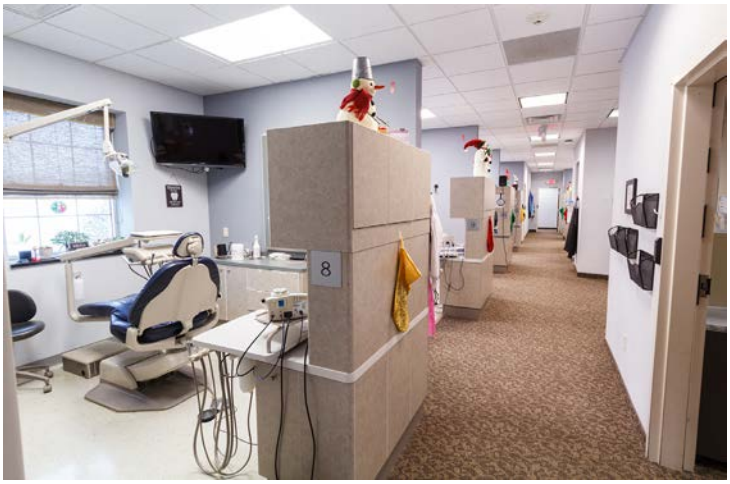
Property Highlights

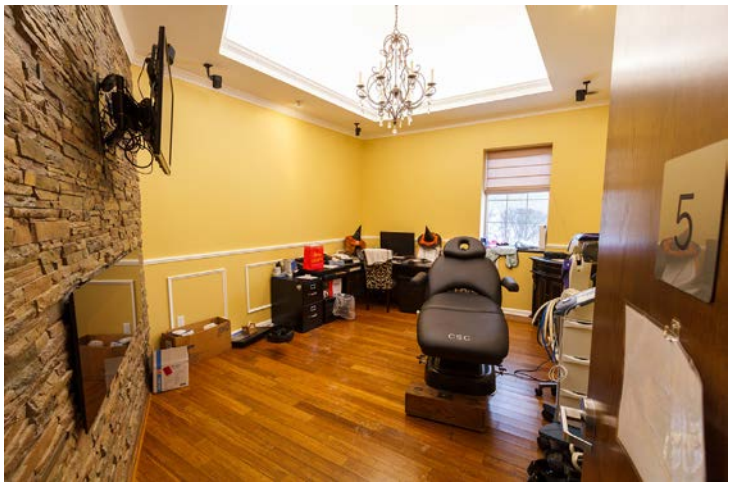
+ 8,597 sq. ft. medical office built in 2012
+ 1.2-acre parcel with ±204' frontage along Snyder Drive
+ 14 dental operatories, 5 private offices
+ Monument signage
+ Parking for ±35 cars
+ Approximately 2.5 mi. to downtown Lockport and 7 mi. to I-990

5862 Snyder Drive
Lockport, NY 14094

For Sale







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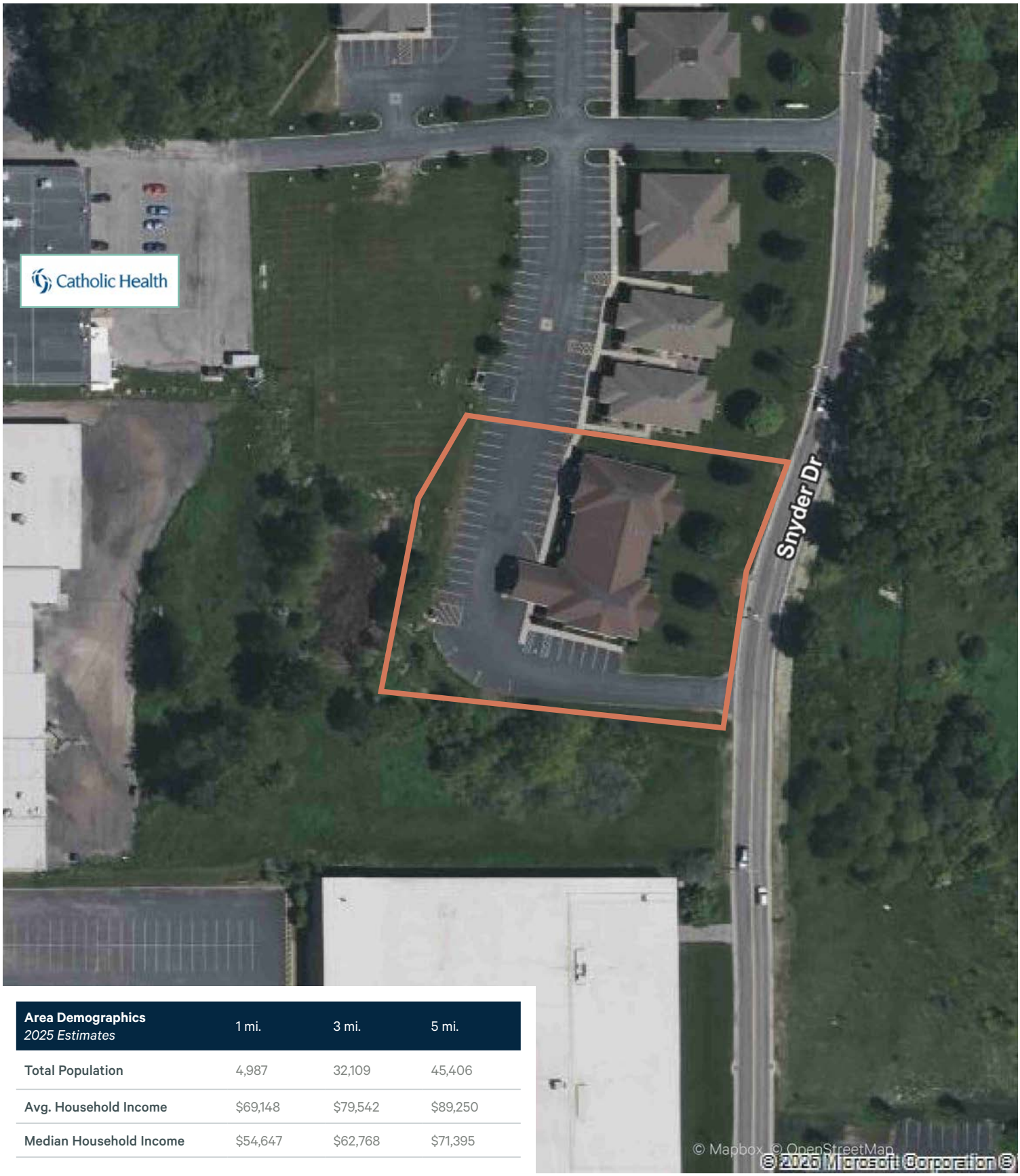

Area Demographics *2025 Estimates*	1 mi.	3 mi.	5 mi.
Total Population	4,987	32,109	45,406
Avg. Household Income	$69,148	$79,542	$89,250
Median Household Income	$54,647	$62,768	$71,395

Contact Us

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