

# Medical & Professional Offices

770 Davison Road , Lockport, NY 14094



## OFFERING SUMMARY

Available SF:	1,400 - 2,200 SF
Lease Rate:	Call for More Details
Lot Size:	0.83 Acres
Building Size:	9,000 SF
Zoning:	B-4 Office Business District

## PROPERTY OVERVIEW

770 Davison Road is a 9,000 +/- SF building with 5 suites ranging in size from 1,400 +/- SF to 7,200 +/- SF. This Medical and Professional office park complex consist of nineteen (19) office buildings ranging in size from 872 +/- SF up to 12,200 +/- SF and most are set up for multiple tenants. Suite sizes are as small as 872 +/- SF and are as large as 12,200 +/- SF. Each building is all wood frame, brick exterior, single story professional office buildings with crawl spaces or full basements and asphalt shingle roofs. Some of the entrances are shared by multiple tenants within each building. Each building can be leased or sold separately since each building is situated on its own tax parcel. The lots range from 0.35 +/- acres up to 1.19 +/- acres. Currently the complex is approximately 50% occupied with medical and office professional tenants. These buildings are ideal for any medical, attorney, accountants, office owner, or professional uses. The complex has multiple points of access in or out of the park as well as ample parking situated around each building for employee and client parking.



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## LOCATION DESCRIPTION

This Medical & Professional Office Park is situated just north of Lincoln Avenue on Davison Road in the City of Lockport, NY. 1.5 miles East of Transit Road, one mile south of Lockport Memorial Hospital. Easy access to the Downtown Lockport area and all the national retail stores, restaurants, and Hotels such as Walmart Supercenter, Runnings, Tops Supermarket, Starbucks, Tim Horton, Denny's, Burger King, Home Depot, Big Lots, Hampton Inn Lockport, Wendy's, Lockport Outdoor Store, Tractor Supply Company, Panera Bread, Office Depot, Applebee's, Aldi, Holiday Inn Express, Family Dollar, PetSmart, Advance Auto Parts, Dollar General, and many others. Lockport is located in the center of Niagara County approximately 18 miles east of the Niagara Falls USA / Canadian border and 30 miles from Downtown Buffalo.

## PROPERTY HIGHLIGHTS

- 770 Davison Road is a 9,000 +/- SF building
- Suite Size Range From 1,400 +/- SF As Large As 7,200 +/- SF
- Ample Parking Space on Surfaced Lot
- Multiple Access Points for Easy Accessibility
- Close Proximity To City of Lockport's Downtown Area & Transit Road Route 78
- Other Buildings Within This Park Also Available For Sale or Lease
- This Office Professional Park is Situated on 9.79 +/- Acres with 19 +/- Office Buildings
- Each Building Can Be Sold or Leased Separately and there Own Tax Parcel ID Number
- Buildings Are Set Up For Single Use Or Multiple Tenants

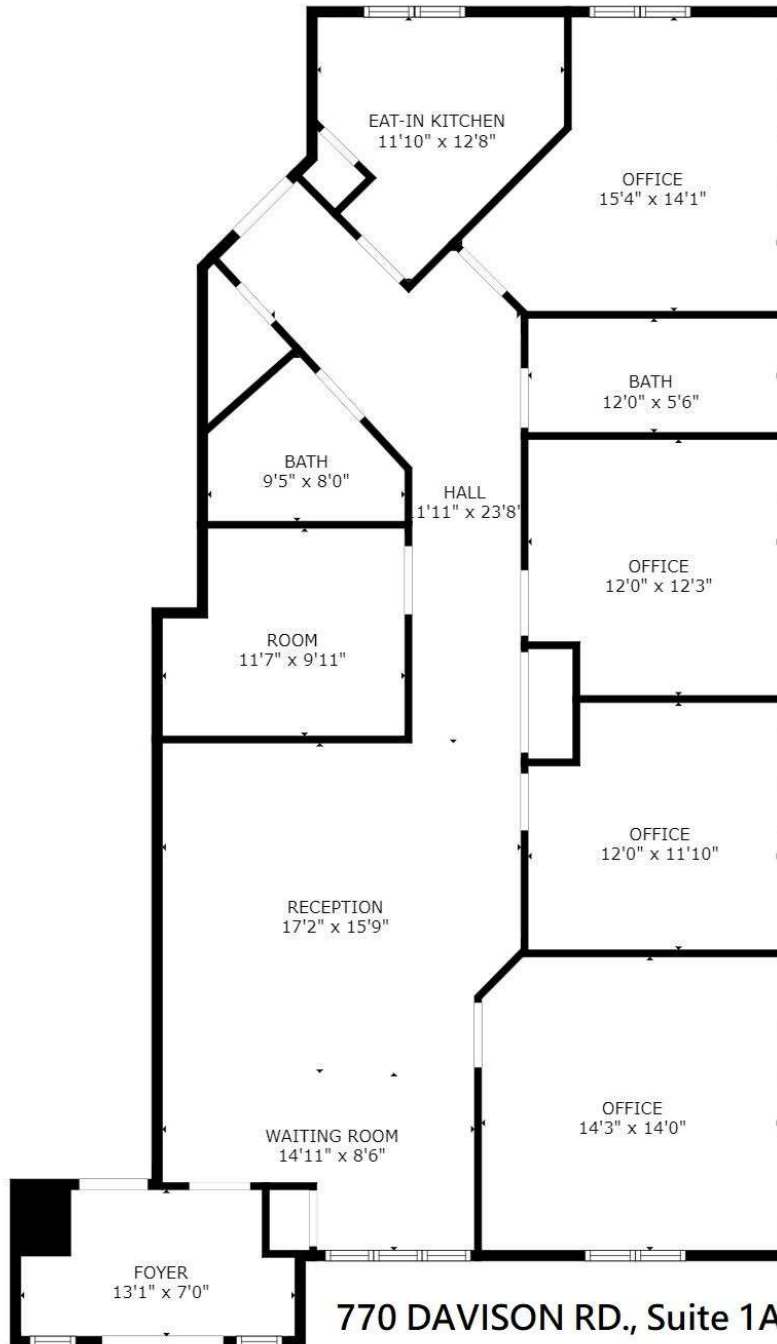


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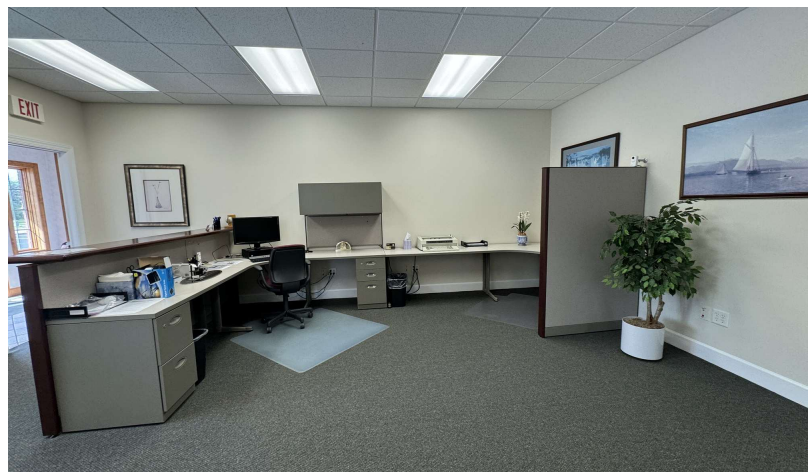
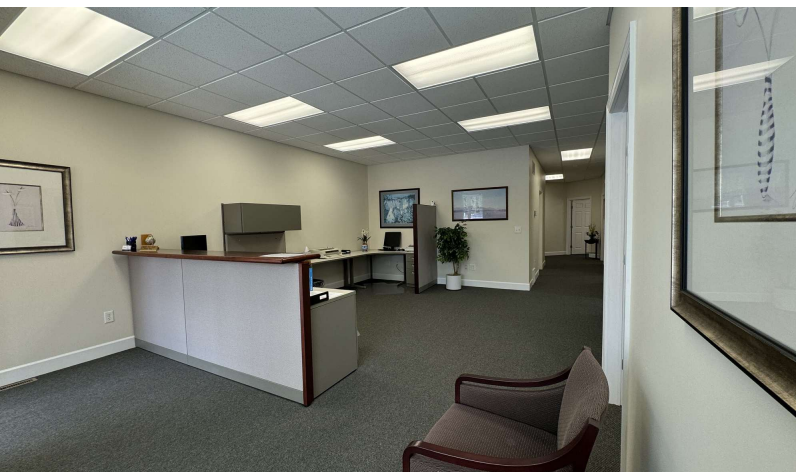
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SUITE A1 PHOTOS

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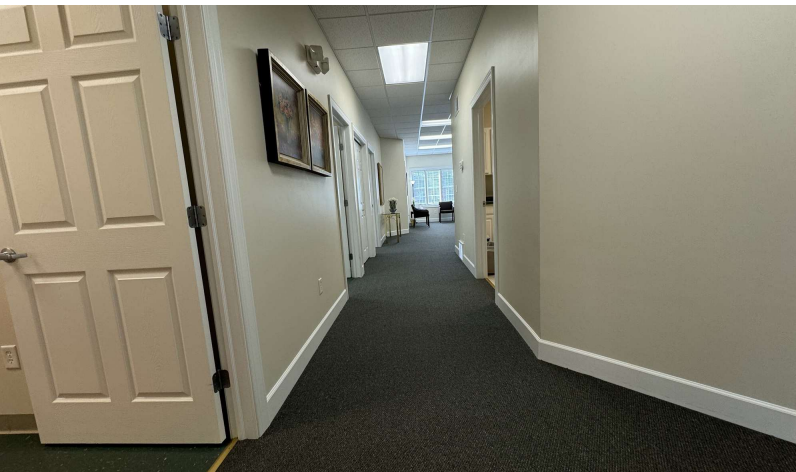
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SUITE A1 ADDITIONAL PHOTOS

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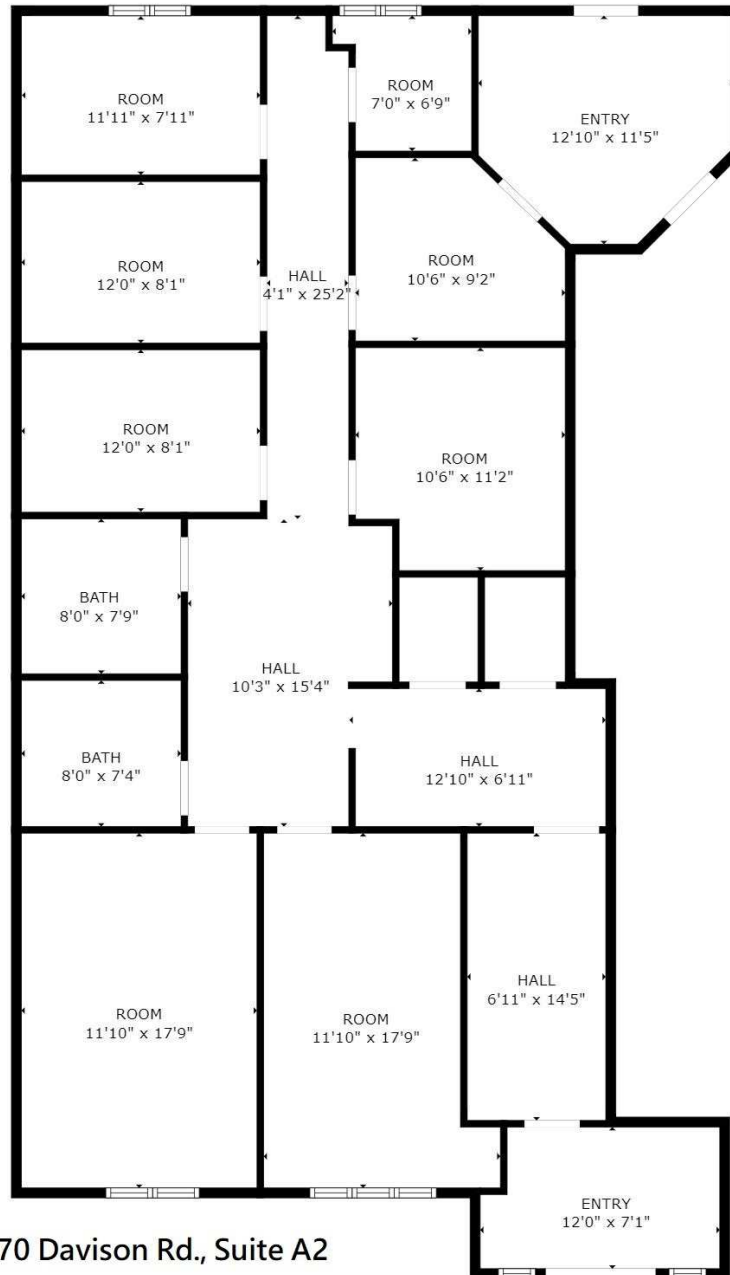


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SUITE 2A PHOTOS

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SUITE 2A ADDITIONAL PHOTOS

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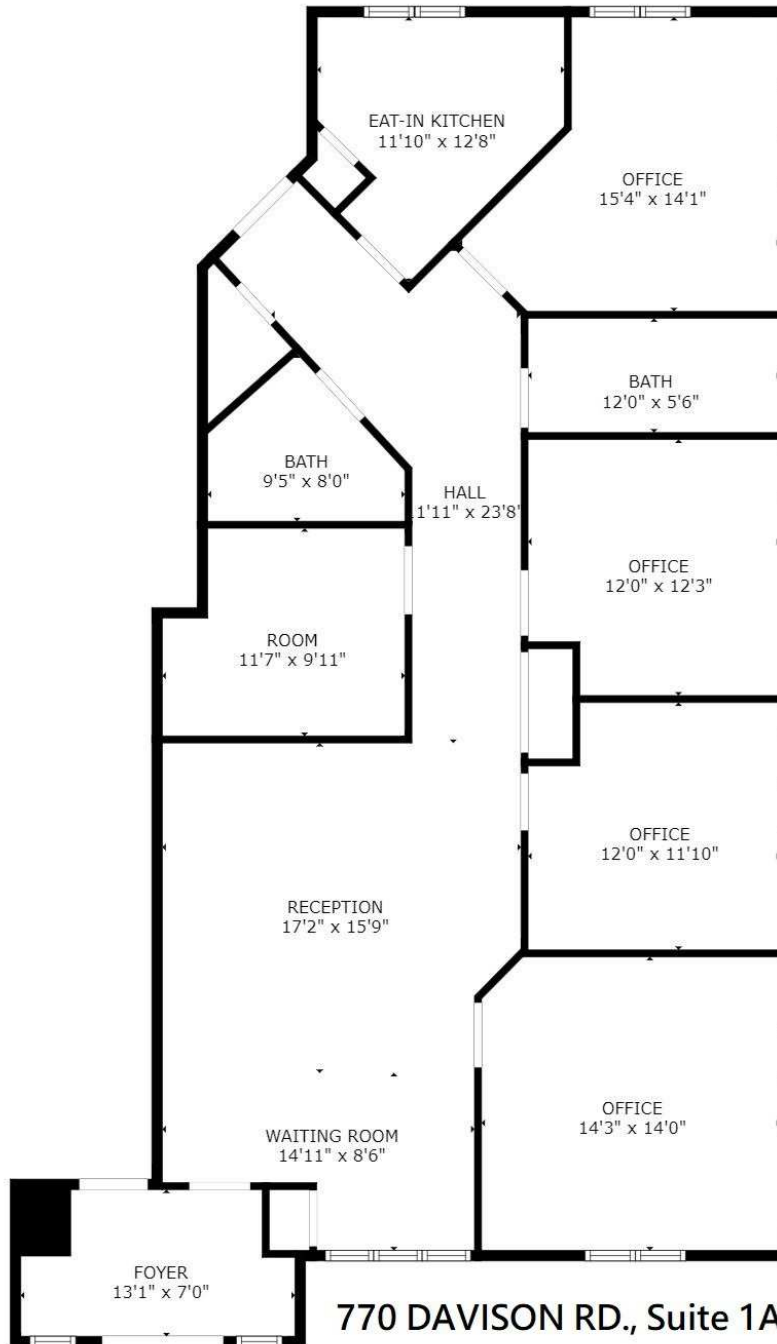
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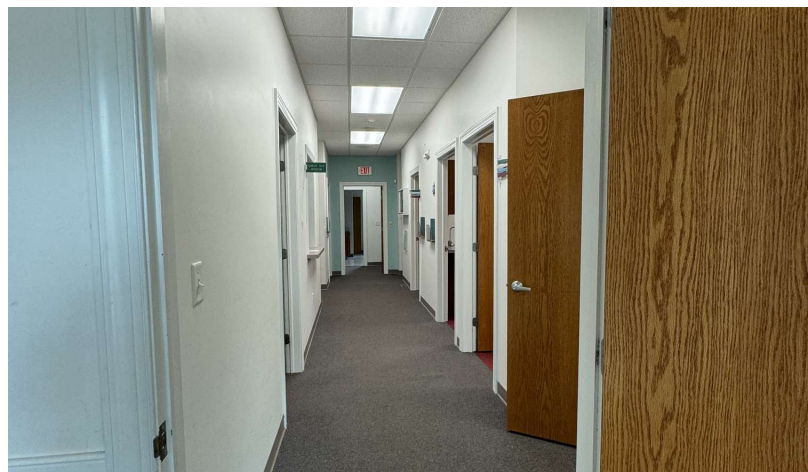
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SUITE B PHOTOS

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SUITE B PHOTOS

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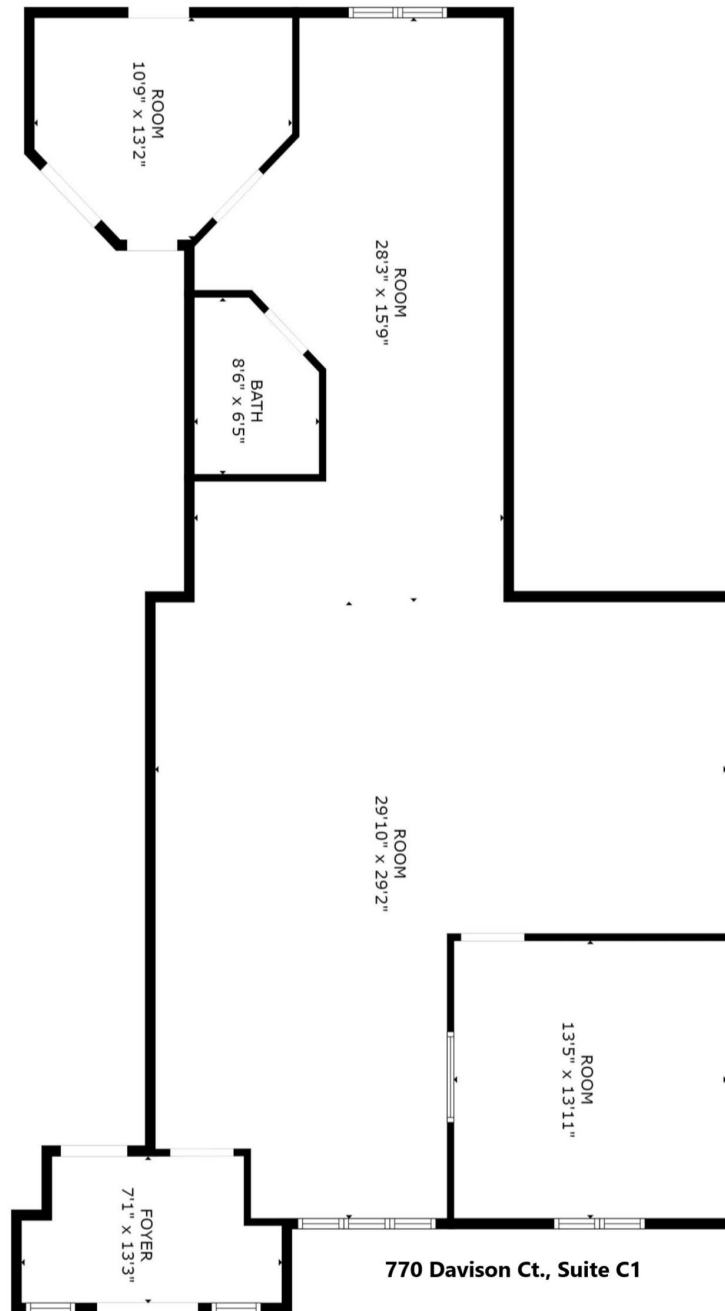


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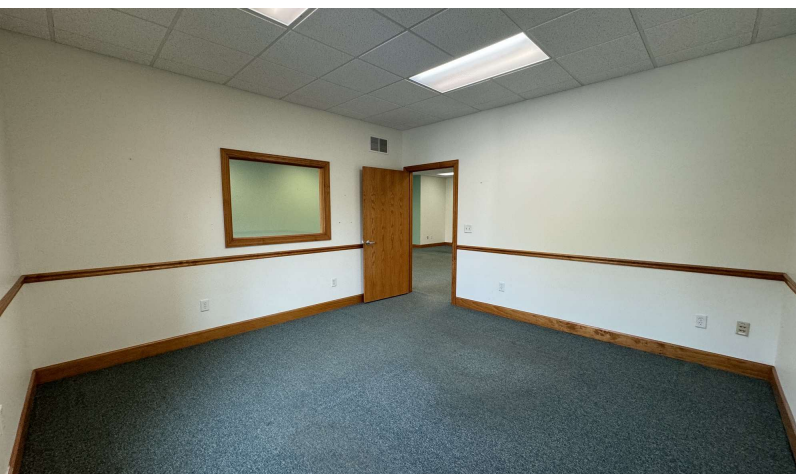
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SUITE C 1 PHOTOS

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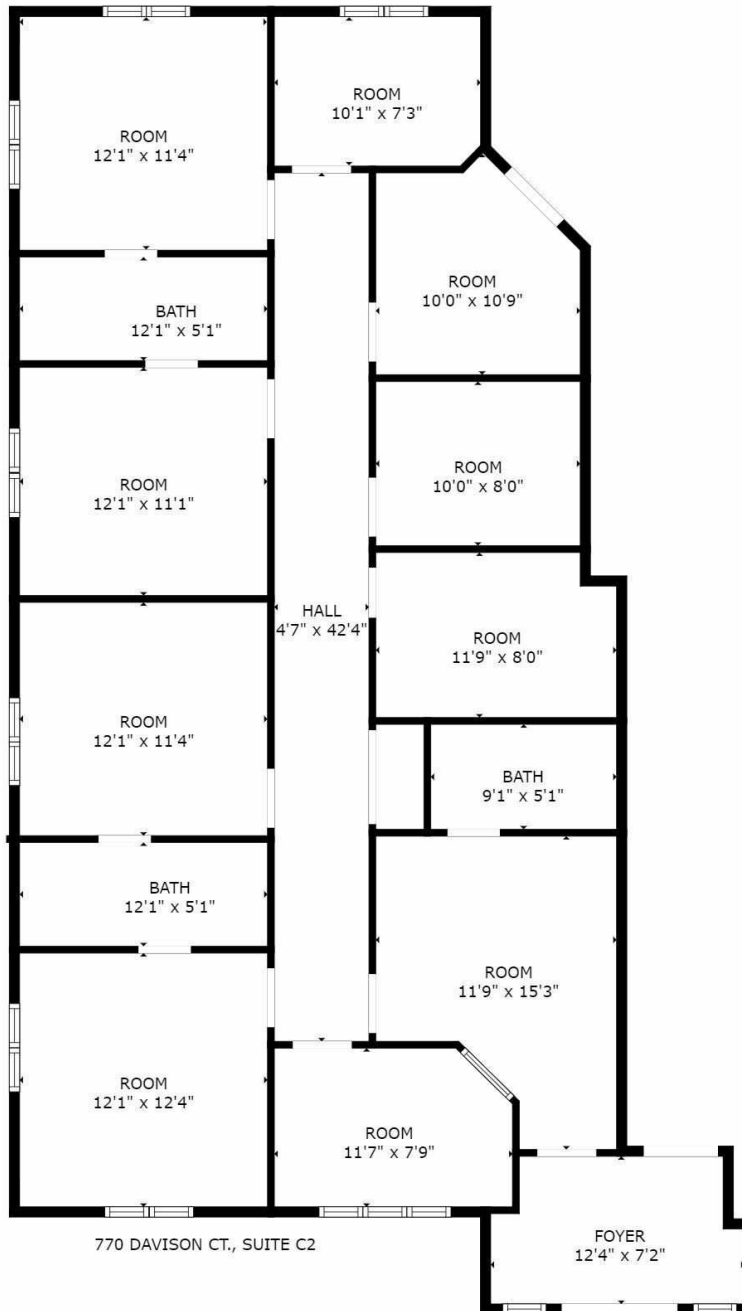


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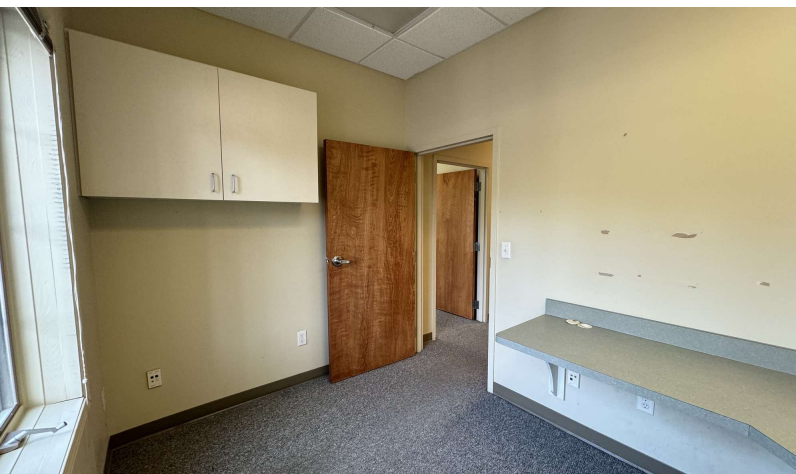
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SUITE C2 PHOTOS

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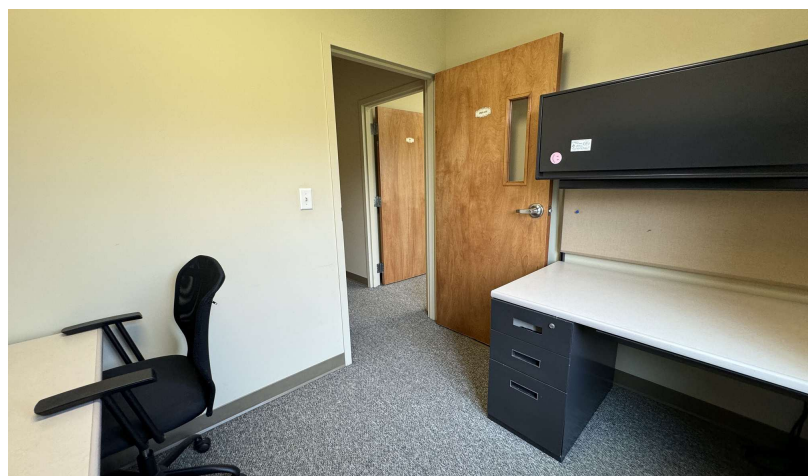
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SUITE C 2 ADDITIONAL PHOTOS

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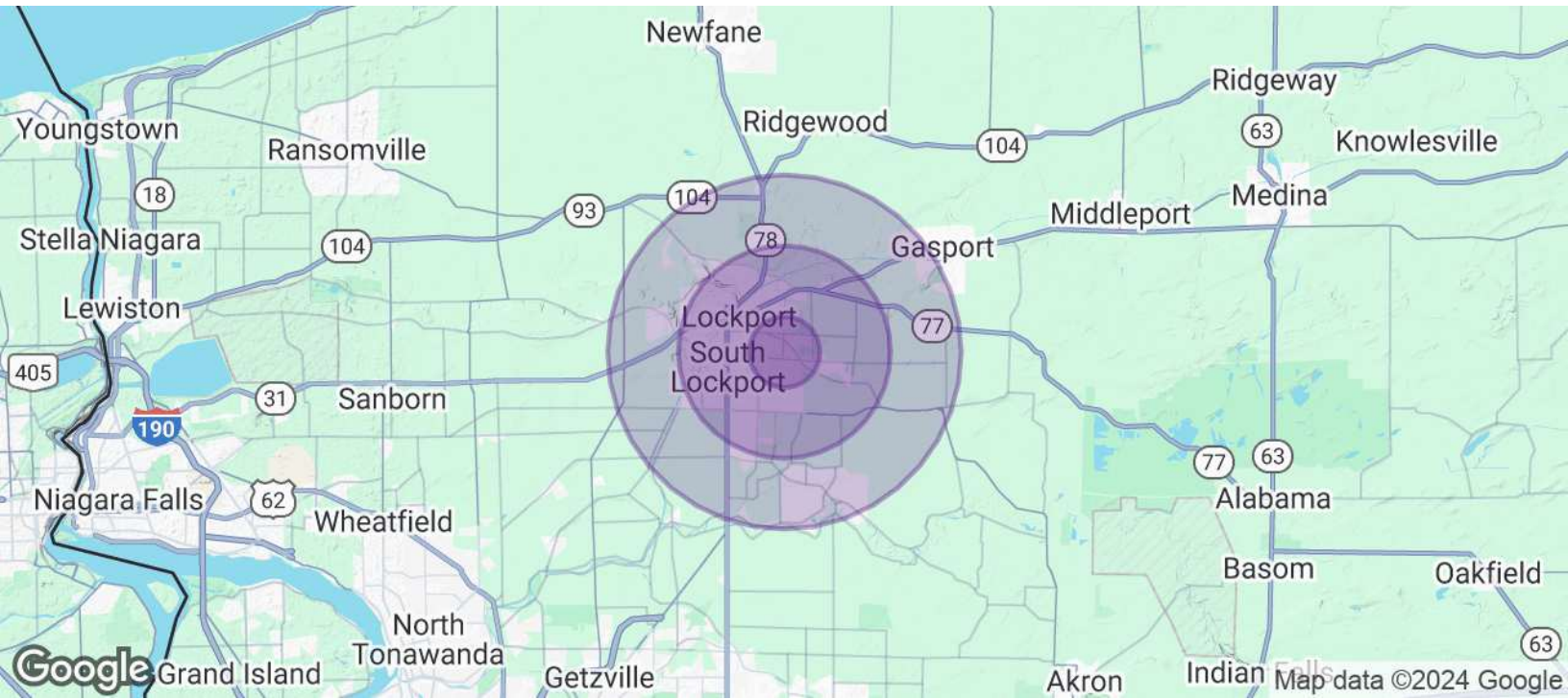
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,797	34,260	43,214
Average Age	47	42	42
Average Age (Male)	45	41	41
Average Age (Female)	48	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,628	15,303	18,833
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$97,263	\$83,001	\$88,369
Average House Value	\$210,600	\$192,210	\$209,959

Demographics data derived from AlphaMap



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