

# FOR SALE & LEASE

## MULTI-TENANT SHOPPING CENTER



30-60 EAST AVE | LOCKPORT, NY  
Buffalo-Cheektowaga-Niagara Falls MSA



# PROPERTY HIGHLIGHTS

RITE AID PLAZA | LOCKPORT, NY



LISTING TYPE

**Retail/Office / For Sale**



BUILDING SIZE

**40,000 SF / 1.5 +/- Acres**



LOCATION

**30-60 East Ave, Lockport, NY 14094**



TRAFFIC COUNTS

**East Ave: 9,303 VPD**

**Washburn St: 7,013 VPD**



PRICE

**\$1,744,421 / 9.5% Cap Rate**



## PROPERTY SUMMARY

Year Built	1995
Roof Type	Flat
Zoning	2
# of Parking Spaces	60
HVAC	Roof Mounted

# RENT ROLL

## RITE AID PLAZA | LOCKPORT, NY

SUITE	TENANT	SIZE SF	% OF BUILDING	PRICE/SF/YEAR	MONTHLY RENT	ANNUAL RENT	LEASE END
130 Washburn St	Rite Aid	12,150	30.38%	\$10.84	\$11,709	\$131,756	1/2/27
36 East Ave, Suite A	Beacon Center	1,100	2.75%	\$11.07	\$1,015	\$12,180	9/30/30
36 East Ave, Suite D	Frames by Ames	1,050	2.63%	\$9.71	\$850	\$10,200	3/31/30
50 East Ave, Suites B,C	AA Recovery Solutions	3,363	8.4%	\$7.23	\$2,025	\$24,300	MTM
50 East Ave, Suite D	Rajewara Nagalla, MD	1,500	3.75%	\$8.52	\$1,065	\$12,780	2/29/25
<b>TOTALS</b>		<b>20,788</b>	<b>51.98%</b>		<b>\$17,964</b>	<b>\$204,966</b>	

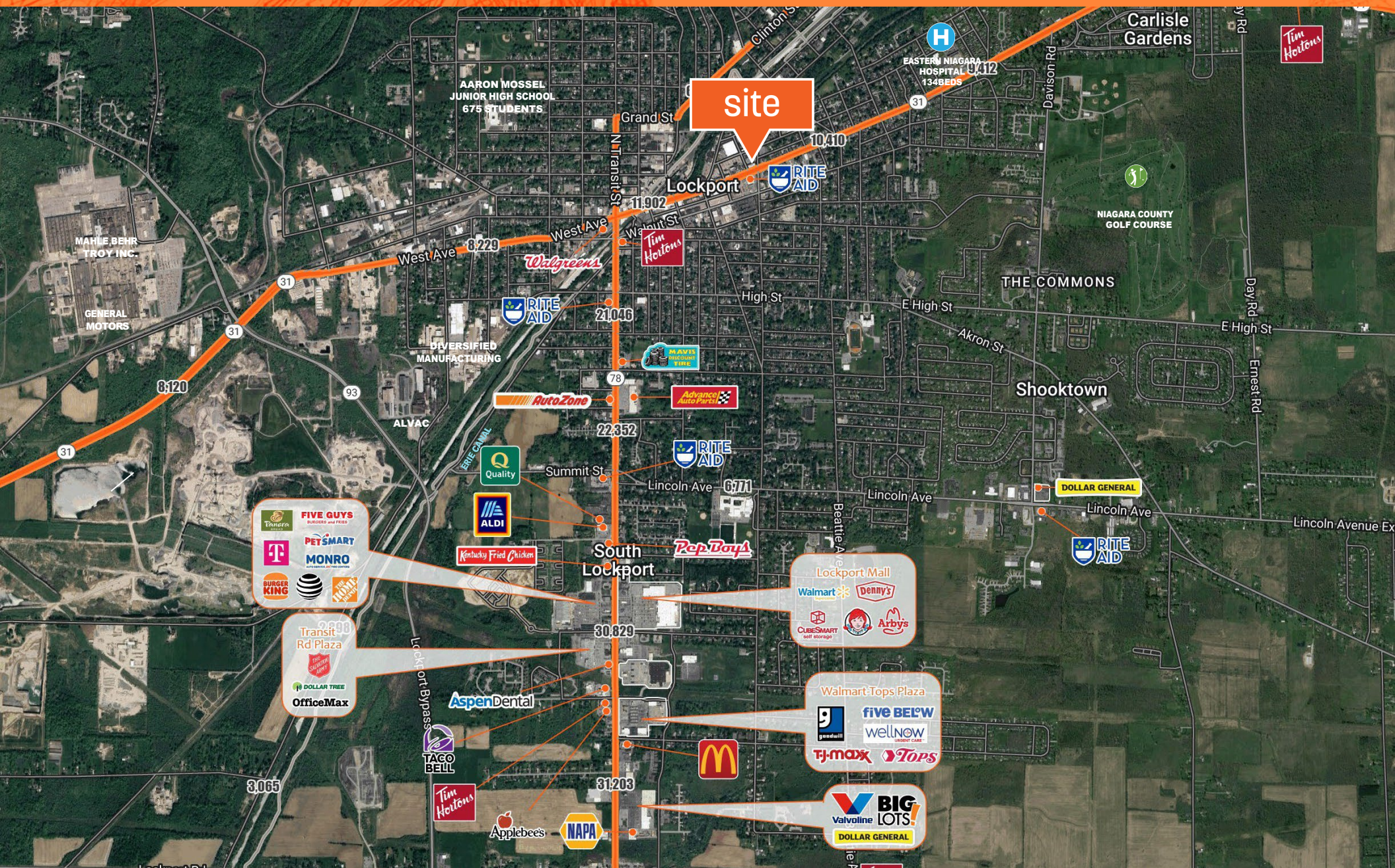


## RITE AID PLAZA | LOCKPORT, NY



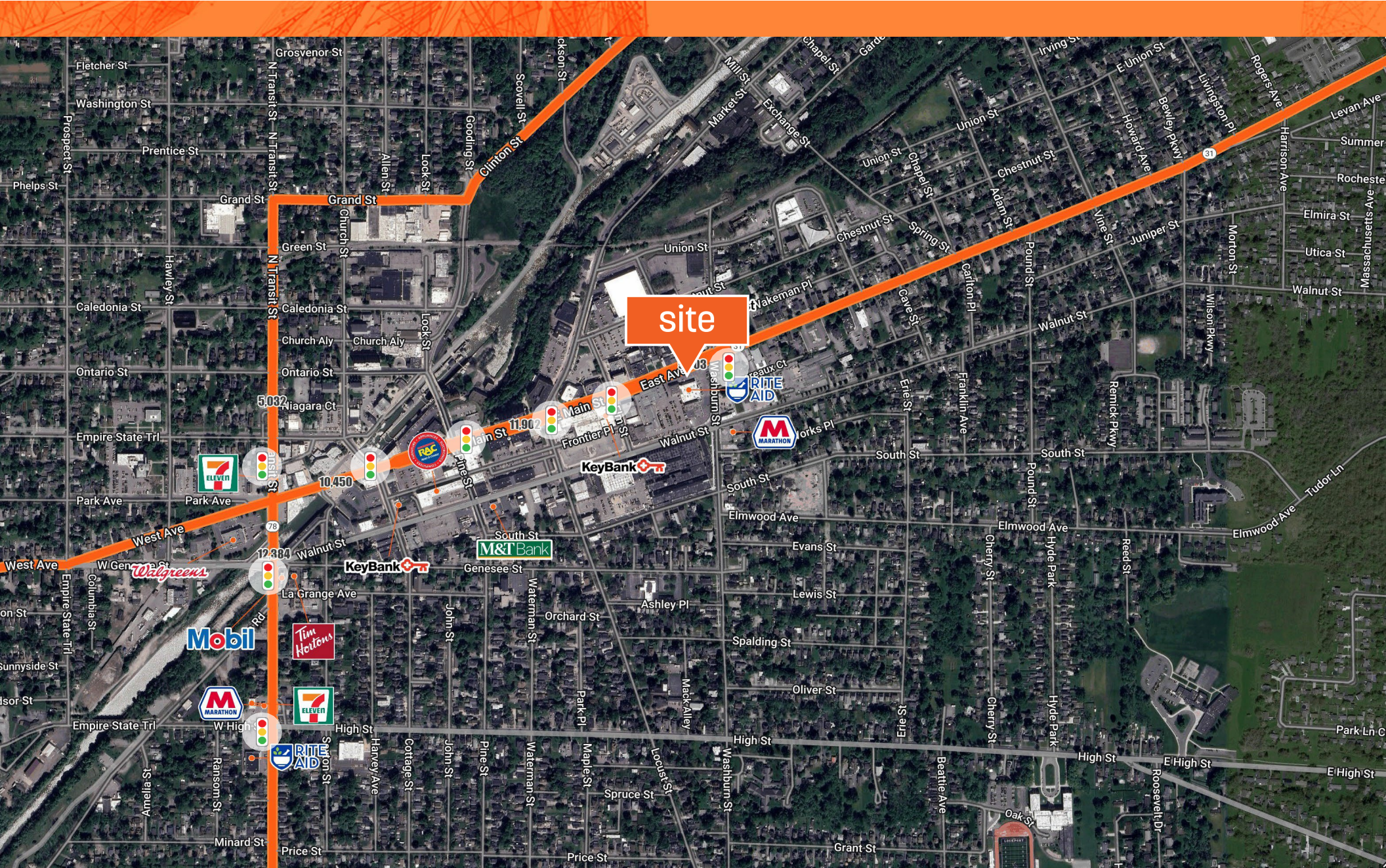
# MARKET AERIAL

## RITE AID PLAZA | LOCKPORT, NY



# SITE AERIAL

## RITE AID PLAZA | LOCKPORT, NY



# LOCATION SUMMARY

## RITE AID PLAZA | LOCKPORT, NY



### RITE AID PLAZA

Positioned along East Avenue, one of Lockport's most active commercial streets, Rite Aid Plaza offers a unique chance to establish a presence in a high-traffic retail hub. Anchored by Rite Aid, this plaza draws a steady stream of foot traffic, making it ideal for businesses seeking strong visibility and customer flow. The tenant mix here supports a range of retail and service uses, enhancing cross-traffic and customer appeal.

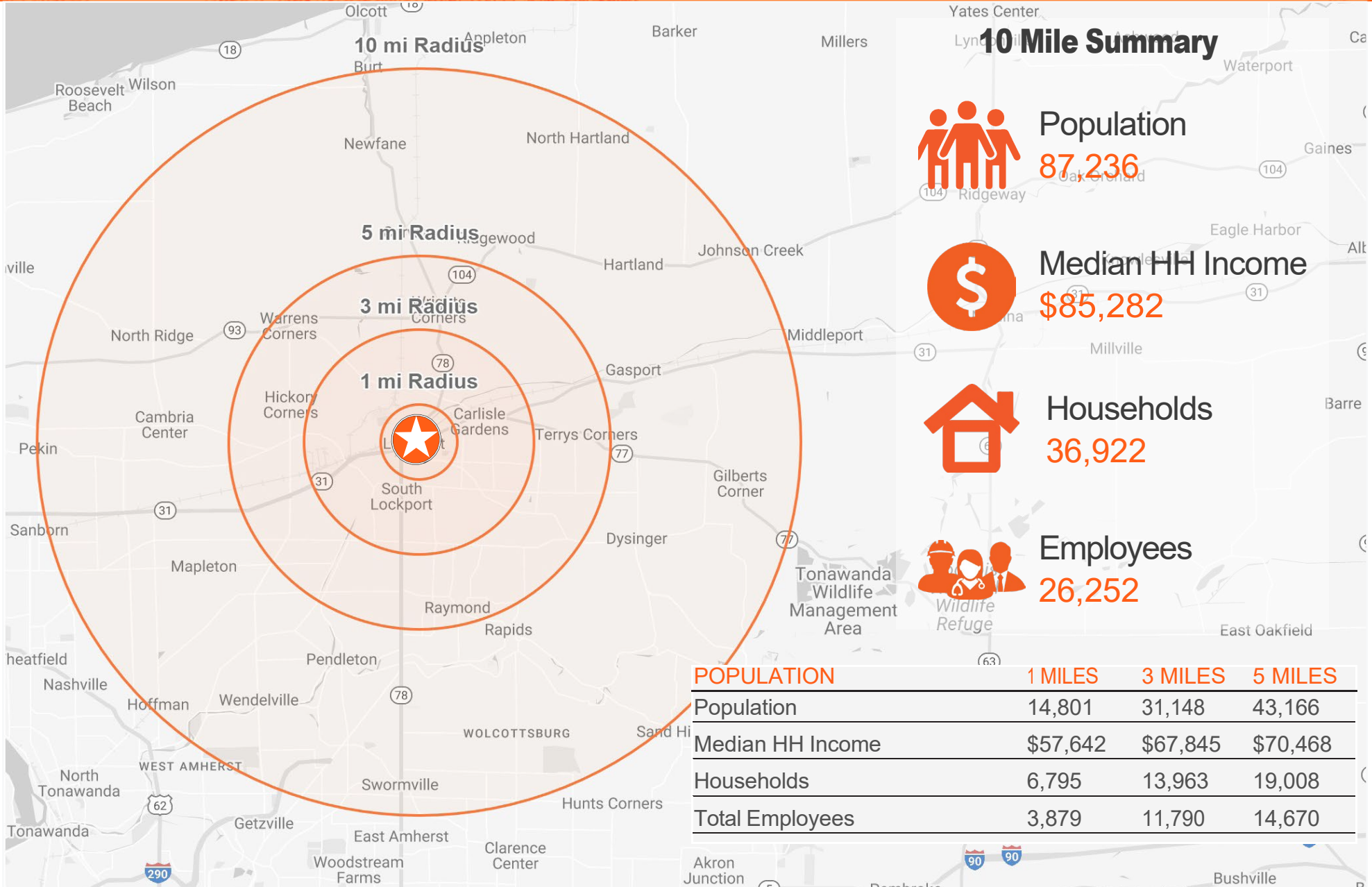
### KEY BENEFITS

Lockport is a growing city, strategically located between Buffalo and Niagara Falls, attracting both residents and visitors from across the region. This property is well-positioned within a stable, thriving community known for its retail potential and accessible location. With ample parking and excellent exposure along East Avenue, this plaza is ready to support your business growth.



# DEMOGRAPHICS SUMMARY

RITE AID PLAZA | LOCKPORT, NY







**JACOB RIVERA, PARTNER**  
**Licensed Associate Real Estate Broker**  
**Caliber Commercial Brokerage, LLC**

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by CALIBER in compliance with all applicable fair housing and equal opportunity laws.