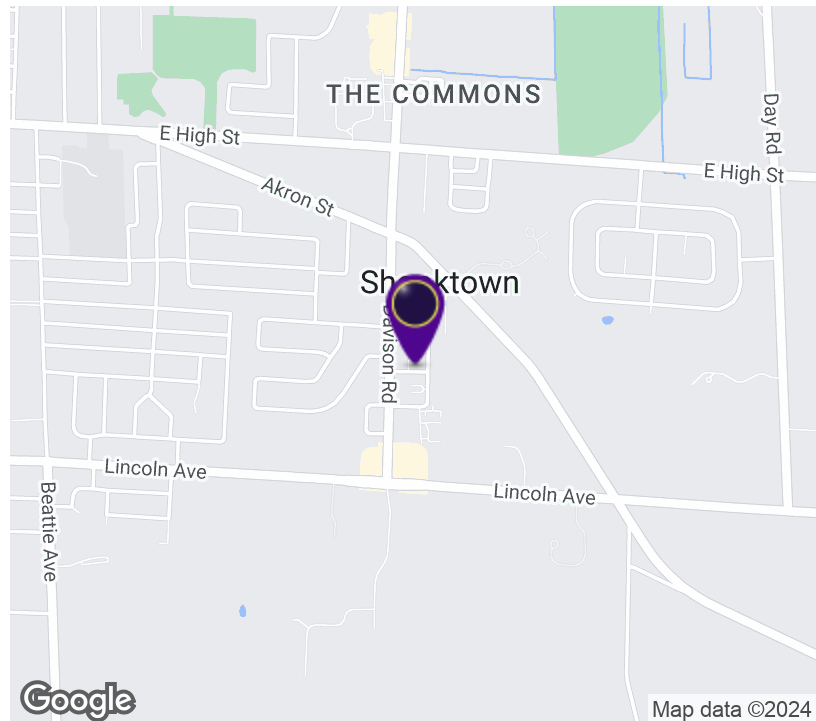


Investment - Medical & Professional Offices

125 Professional Parkway, Lockport NY 14094



OFFERING SUMMARY

Sale Price: Call For More Details

Available SF: 848 SF

Lease Rate: Call For More Details

Lot Size: 0.46 Acres

Zoning: B-4 Office Business
District

PROPERTY OVERVIEW

125 Professional Parkway is a 3,087 +/- SF building with 2 suites ranging in size from 848 +/- SF to 2,239 +/- SF. This Medical and Professional office park complex consist of twenty five (25+/-) office buildings ranging in size from 848+/- SF up to 12,300+/- SF and most are set up for multiple tenants. Suite sizes are as small as 848+/- SF and are as large as 12,300+/- SF. Each building are 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.

**Seller Financing is Available.



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PROPERTY SUMMARY

Investment - Medical & Professional Offices

125 Professional Parkway, Lockport, NY 14094



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

- 3,087 +/- SF building
- 2 suites ranging in size from 848 +/- SF to 2,239 +/- S
- 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 25+/- Office Buildings



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LEASE SPACES

Investment - Medical & Professional Offices

125 Professional Parkway, Lockport, NY 14094



LEASE INFORMATION

Lease Type:	Call For More Details	Lease Term:	Negotiable
Total Space:	848 SF	Lease Rate:	Call For More Details

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
125a Professional Parkway	-	2,239 SF	NNN	\$6.00 SF/yr	-
125b Professional Parkway	Available	848 SF	Call For More Details	Call For More Details	-



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ADDITIONAL PHOTOS

Investment - Medical & Professional Offices

125 Professional Parkway, Lockport NY 14094



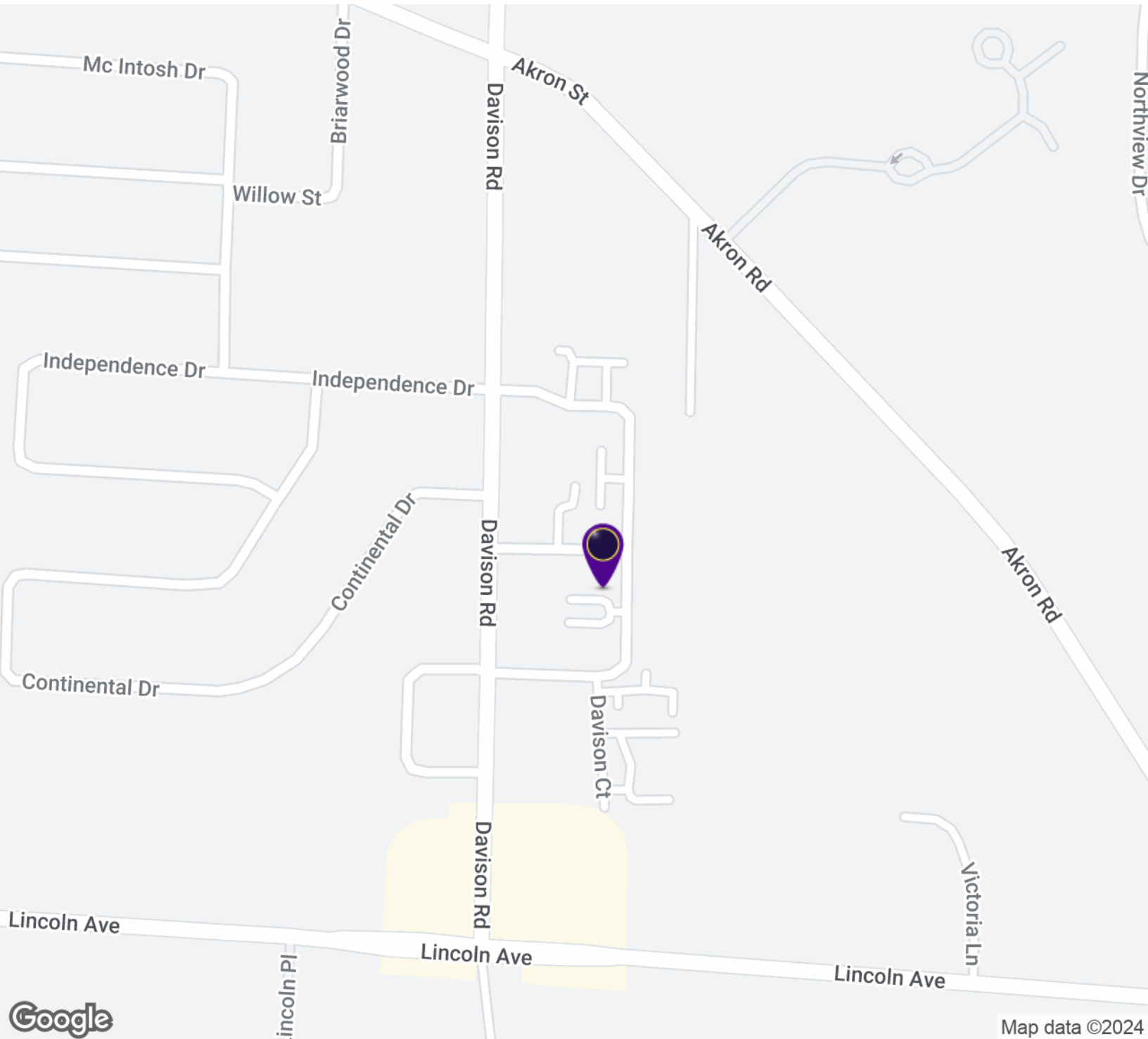
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LOCATION MAP

Investment - Medical & Professional Offices

125 Professional Parkway, Lockport NY 14094

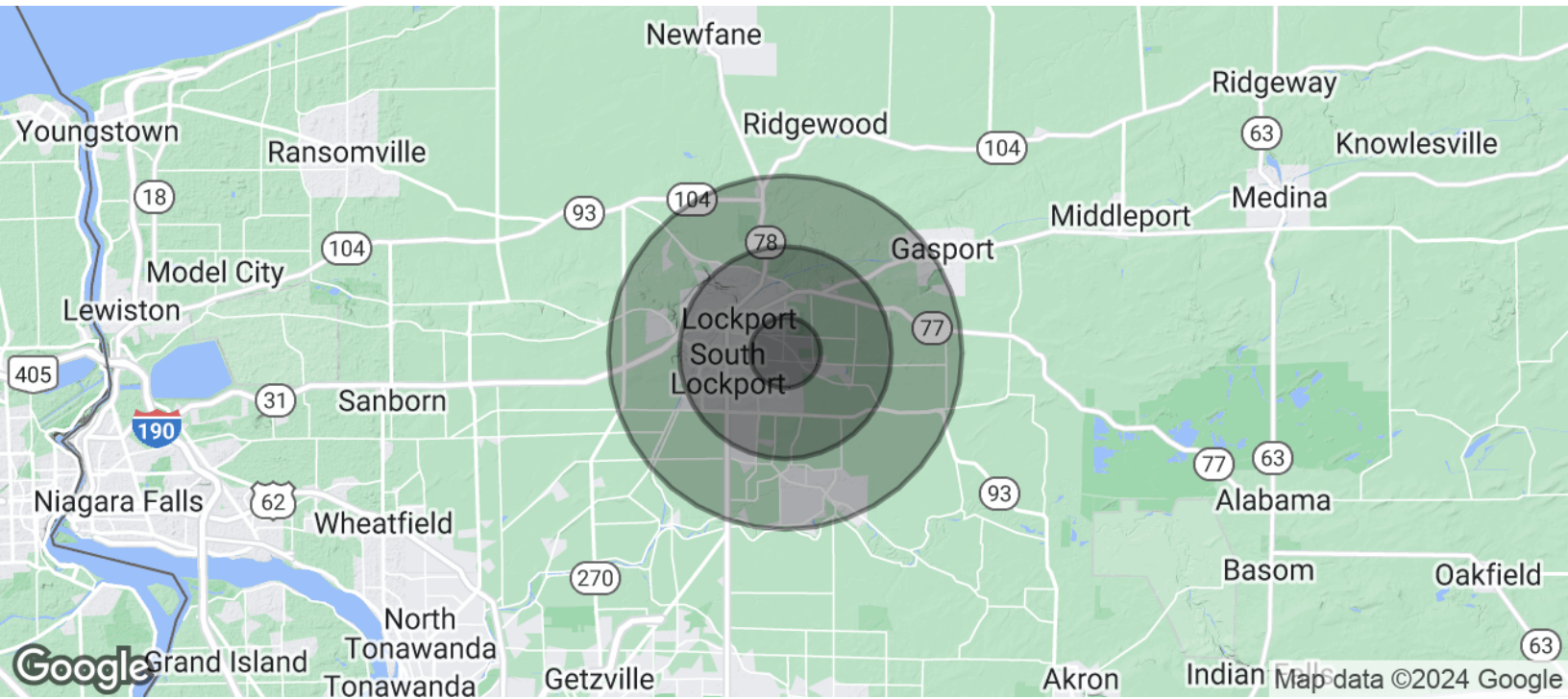


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Medical & Professional Office Park

125 Professional Parkway, Lockport NY 14094



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,187	36,231	56,363
Average age	38.6	39.2	39.5
Average age (Male)	40.3	40.1	40.1
Average age (Female)	37.7	39.0	39.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,587	15,198	22,986
# of persons per HH	2.2	2.4	2.5
Average HH income	\$43,365	\$51,043	\$55,497
Average house value	\$100,410	\$96,032	\$106,743

* Demographic data derived from 2020 ACS - US Census



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