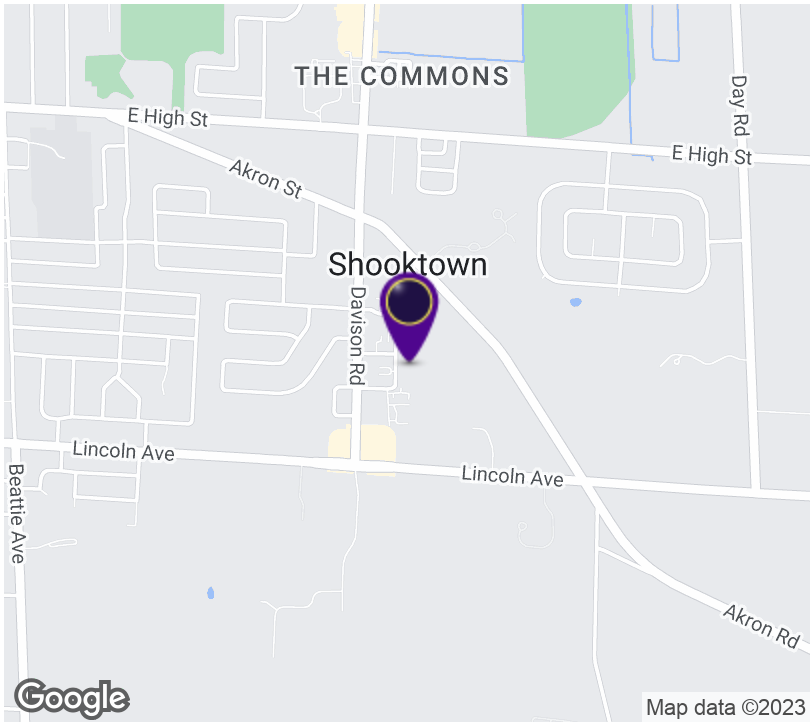
Medical & Professional Offices

140 Professional Parkway, Lockport, NY 14094



SALE PRICE	CALL FOR MORE DETAILS

OFFERING SUMMARY

Available SF:	1,289 - 1,318 SF
Lease Rate:	Call For More Details
Lot Size:	0.35 Acres
Building Size:	2,607 SF
Zoning:	B-4 Office Business District
Price / SF:	-

PROPERTY OVERVIEW

140 Professional Parkway is a 2,607 +/- SF building with 2 suites ranging from 1,318 +/- SF to 1,289 +/- SF. This Medical and Professional office park complex consist of nineteen (19) office buildings ranging in size from 2,400+/- SF up to 12,200+/- SF and most are set up for multiple tenants. Suite sizes are as small as 600+/- SF and are as large as 10,000+/- 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.
**Link to Comprehensive Plan https://bartonloguidice.mysocialpinpoint.com/city-of-lockport

Recckio Real Estate & Development Inc.
NY & PA Licensed Broker

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PROPERTY SUMMARY

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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

- 2,607 +/- SF building
- 2 suites ranging from 1,318 +/- SF to 1,289 +/- 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
- 2,607 +/- SF building

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LEASE INFORMATION

Lease Type:	Call For More Details	Lease Term:	Negotiable
Total Space:	1,289 - 1,318 SF	Lease Rate:	Call For More Details

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
140a Professional Parkway	Available	1,318 SF	Call For More Details	Call For More Details	-
140b Professional Parkway	Available	1,289 SF	Call For More Details	Call For More Details	-

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ADDITIONAL PHOTOS

Medical & Professional Offices

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LOCATION MAP

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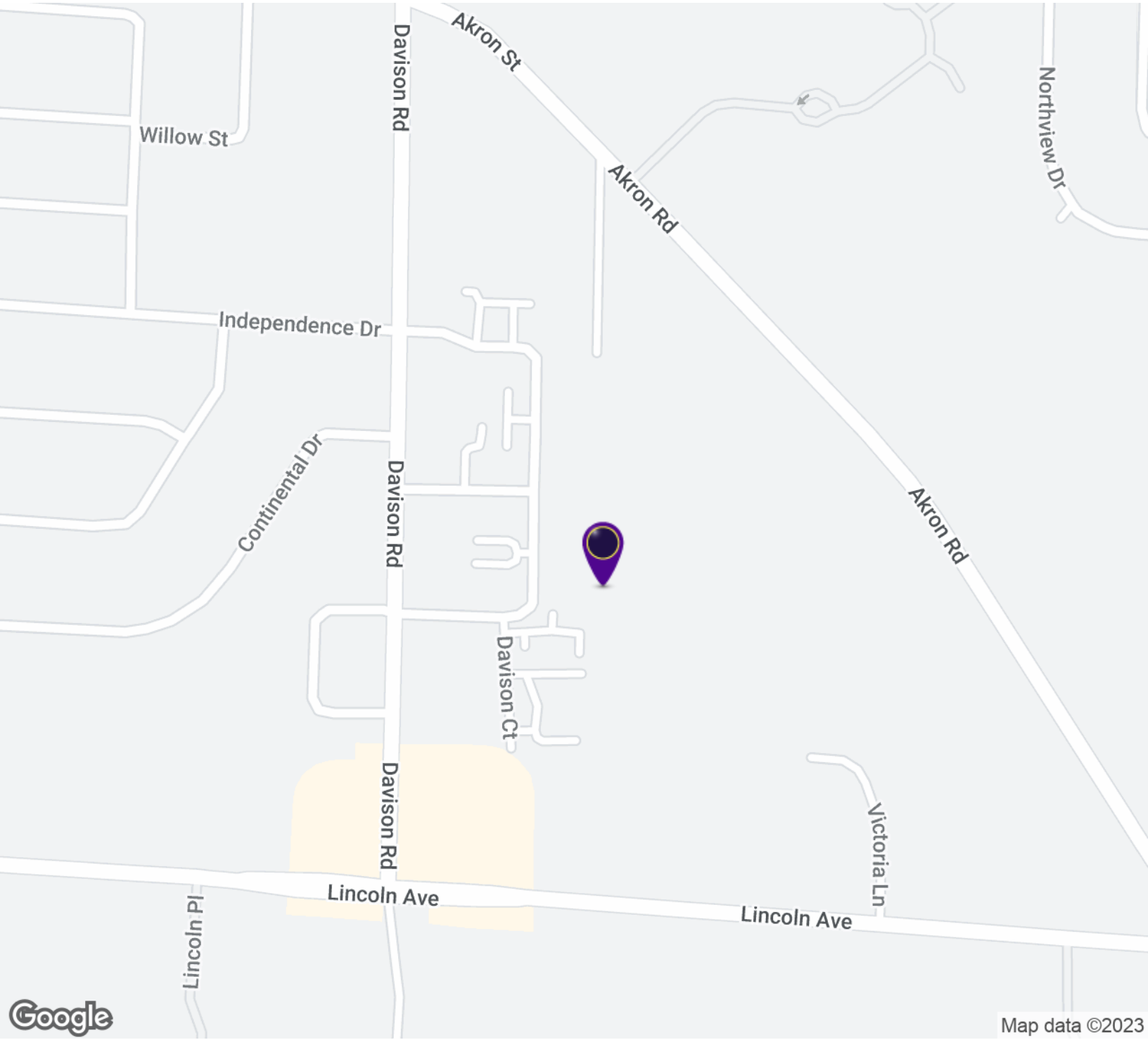

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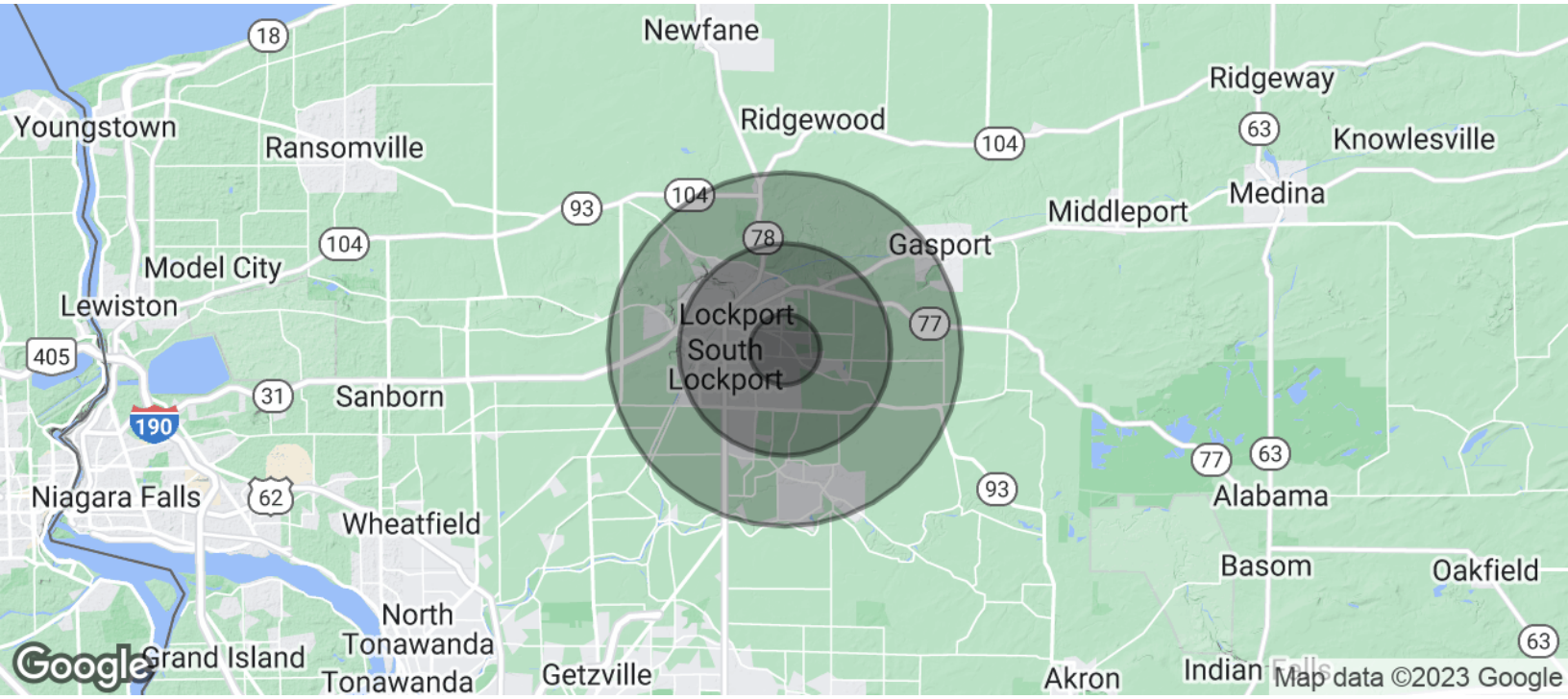

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,441	33,697	54,619
Average Age	41.8	39.9	39.6
Average Age (Male)	41.6	40.6	40.3
Average Age (Female)	41.9	39.9	39.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,327	14,337	22,486
# of Persons per HH	2.3	2.4	2.4
Average HH Income	$59,288	$53,976	$55,985
Average House Value	$157,943	$109,780	$111,341

** Demographic data derived from 2020 ACS - US Census*

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