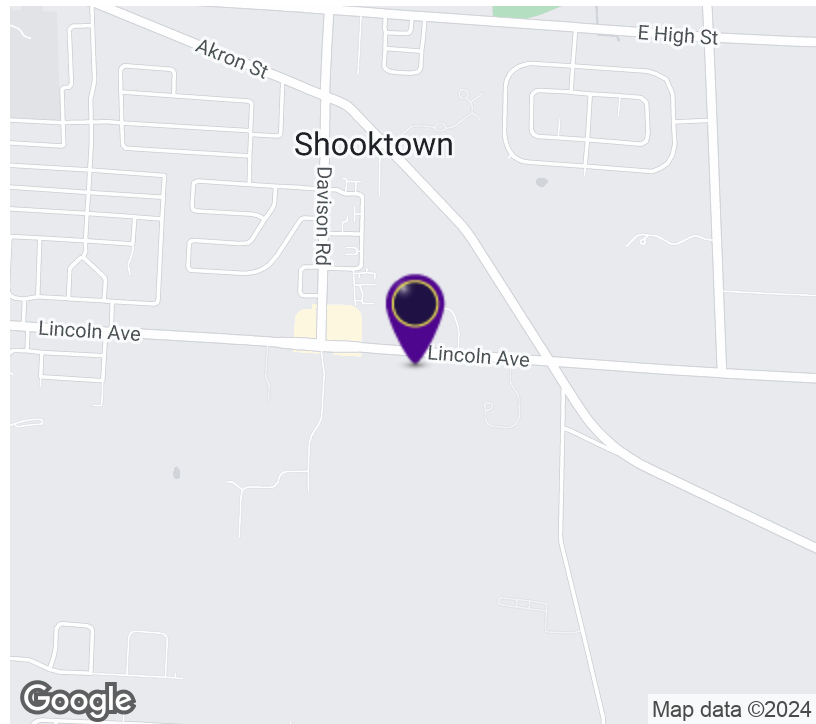


New Price! 5,800+/- SF freestanding building  
6640 Lincoln Avenue, Lockport, NY 14094

**SALE PRICE****\$439,900****OFFERING SUMMARY**

Lease Rate: Negotiable

Lot Size: 0.96 Acres

Year Built: 1989

Building Size: 5,800 SF

Zoning: Commercial

Price / SF: \$75.84

**PROPERTY OVERVIEW**

This 5,800+/- SF freestanding building located on Lincoln Ave in Lockport, NY with 150' of frontage would be an ideal opportunity for any types of uses from retail, office, storage or shop. Formerly Jim's Pool Supply, this property is just shy of 1 acre of land with a large 22-car parking lot in the front and a fully fenced-in rear gravel parking lot behind the building. This lot is roughly 150' x 277'. Additional room for parking or expansion of the building to eastside or in rear of lot. This additional area allows easy access to the front retail space, side access for employees, and a rear overhead 10' door with drive-in capability to the warehouse space. An additional shed in the rear of the property is included. The property was being used for single use however the building could be easily converted into three separate tenant spaces (3 store fronts with their own private entrances) with existing electrical panels, bathrooms, and HVAC units for each space. The warehouse space is 65' x 30' +/- wide with a 10' ceiling height and is accessible from all three spaces if divided. The flat roof has been serviced and had a recoat applied every 3-4 years. Existing office spaces, conference room, parts/storage room, front showroom(s), and warehouse space allow for many types of uses.



**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

## PROPERTY SUMMARY

New Price! 5,800+/- SF freestanding building  
6640 Lincoln Avenue, Lockport, NY 14094



### LOCATION DESCRIPTION

Located on Lincoln Ave between Beattie Ave and Akron Rd. Businesses in the area include Ross Rental Station, Jimmy the Barber, D&T Graphics, The Storage Mall, U-Haul, Rite Aid, Blue Door Salon, Butcher Shop, Dollar General, Rainbow Skateland, Kenyons Convenience Store. Minutes from S. Transit Rd.

### PROPERTY HIGHLIGHTS

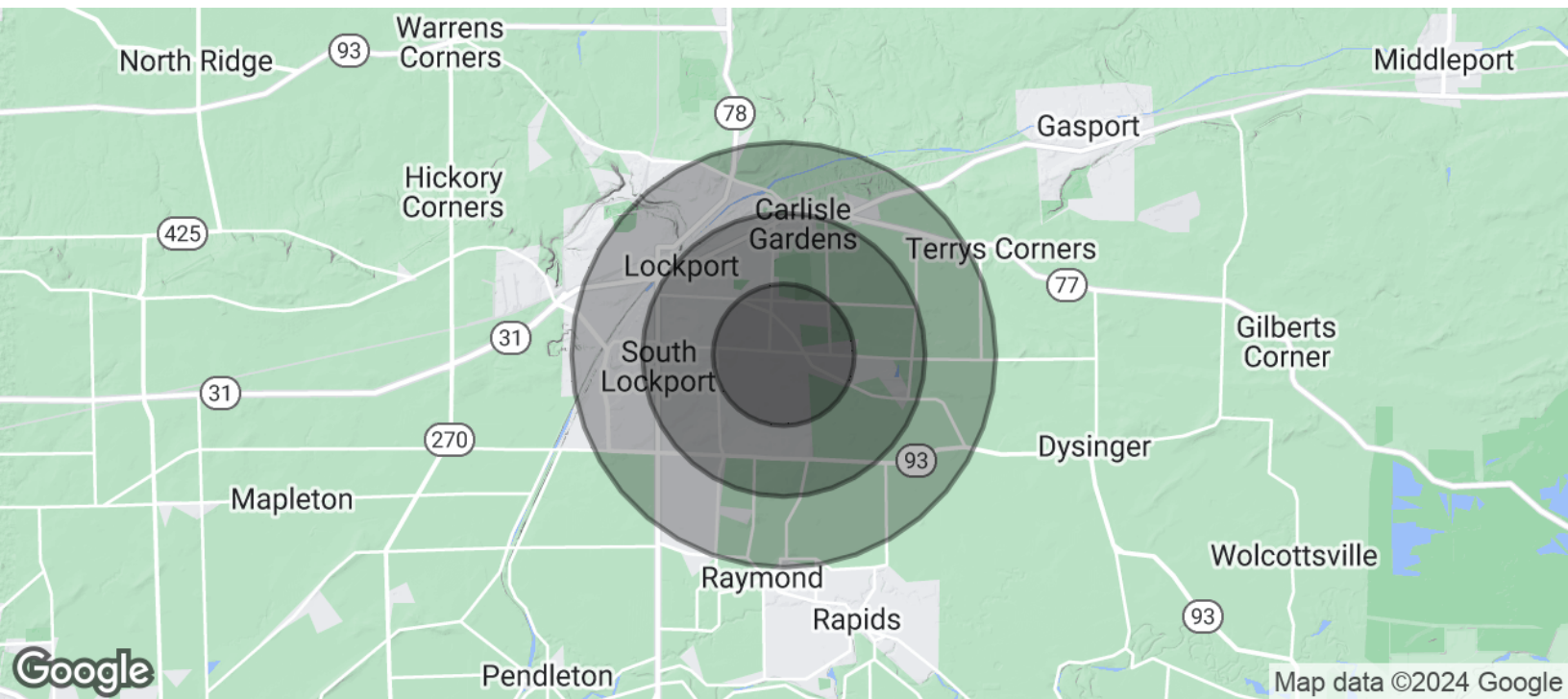
- 5,800+/- SF Space
- 150' of Frontage
- 22+/- Car Parking Lot
- Existing Office Space
- Potential for 3 Separate Store Fronts
- Minutes from Transit Rd.



**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

New Price! 5,800+/- SF freestanding building  
6640 Lincoln Avenue, Lockport, NY 14094



| POPULATION           | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 3,307  | 18,487  | 32,052  |
| Average Age          | 48.1   | 43.0    | 40.9    |
| Average Age (Male)   | 45.4   | 42.8    | 40.1    |
| Average Age (Female) | 51.7   | 43.6    | 41.8    |

| HOUSEHOLDS & INCOME | 1 MILE    | 2 MILES   | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,529     | 9,535     | 15,749    |
| # of Persons per HH | 2.2       | 1.9       | 2.0       |
| Average HH Income   | \$79,000  | \$63,552  | \$61,186  |
| Average House Value | \$163,834 | \$123,809 | \$116,743 |

2020 American Community Survey (ACS)



**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com