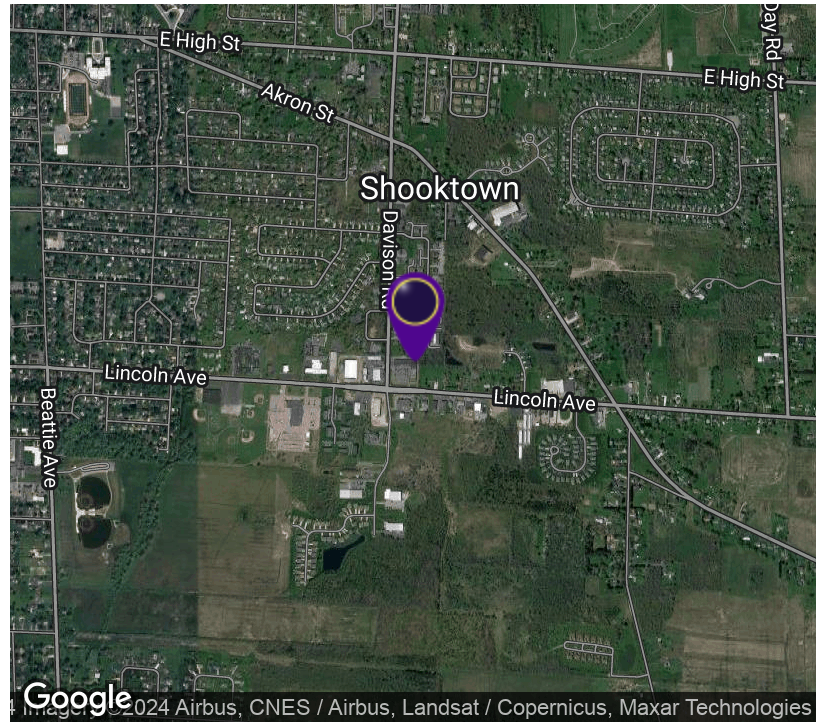


Lincoln Davidson Plaza

1195 Lincoln Avenue, Lockport, NY 14095



OFFERING SUMMARY

Available SF: 1,500 - 2,950 SF

Lease Rate: \$15.50 SF/yr (NNN)

Building Size: 24,548 SF

PROPERTY OVERVIEW

Retail, Office, or restaurant space for lease. The property is perfect for any type of retail, restaurant, office, medical, and consulting service providers. Plaza tenants include Dollar General, Kings Wok, Laundromat, Nail Salon, The Butcher Shop, Lincoln Square Wine & Spirits, and Frankie's Pizza and Subs. Space can be subdivided from 1,500+/- SF - 2,950+/- SF. Newly built out 2,950+/- SF space.

PROPERTY HIGHLIGHTS

- Highly Visible Corner Location
- Traffic Signal Access
- Ample Parking
- Reasonable Lease Rate
- Great Tenant Mix
- Can be Converted for Any Type of Retail, Restaurant, Office, or Medical Uses
- Available Spaces: 1,500+/- SF and 2,950+/- SF



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PROPERTY SUMMARY

Lincoln Davidson Plaza

1195 Lincoln Avenue, Lockport, NY 14095



LOCATION DESCRIPTION

Plaza is situated 1.5 miles East of Transit Road, one mile south of Lockport Memorial Hospital. Several Newer Medical office buildings adjacent to and on Davidson Road towards the hospital. Neighborhood Community Center in City of Lockport, NY in Niagara County. Located on the corner of Lincoln Avenue and Davison Road, servicing residential neighborhoods and nearby office parks. Surrounding retailers include Dollar General, Rite Aid, Mayflower Chinese Food, Laundromat, and a new tenant Ecuadorian Diversities products include clothing, food, tools along with shipping and receiving. Traffic counts on Lincoln Ave, East of Davidson Road are 5,764 AADT, West of Davidson Rd are 9,912 AADT, and on Davidson Road North of Lincoln Ave are 7,048 AADT.

OFFERING SUMMARY

Lease Rate:	\$15.50 SF/yr (NNN)
Available SF:	1,500 - 2,950 SF
Building Size:	24,548 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,370	14,976	18,830
Total Population	2,701	30,321	39,232
Average HH Income	\$68,591	\$61,745	\$62,139



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ADDITIONAL PHOTOS

Lincoln Davidson Plaza

1195 Lincoln Avenue, Lockport, NY 14095



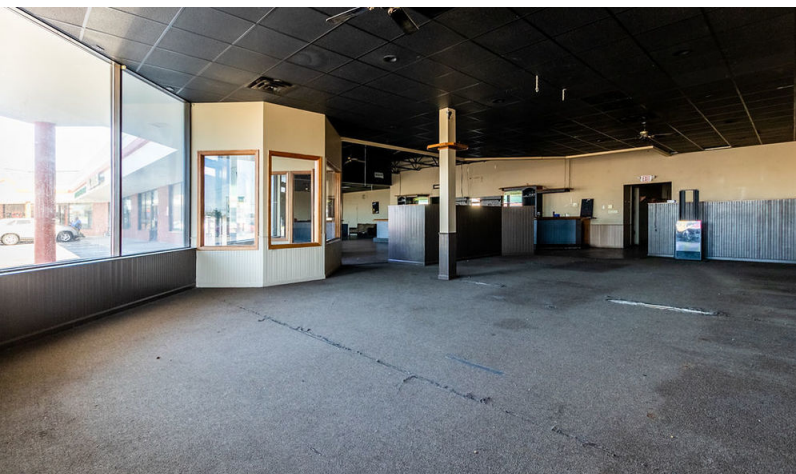
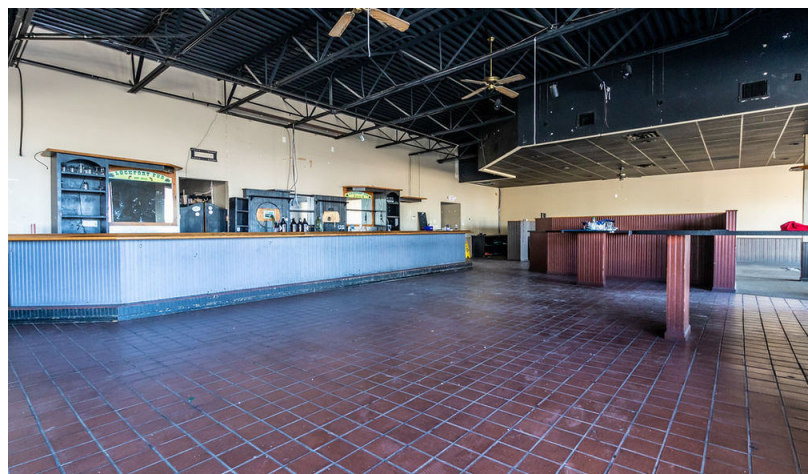
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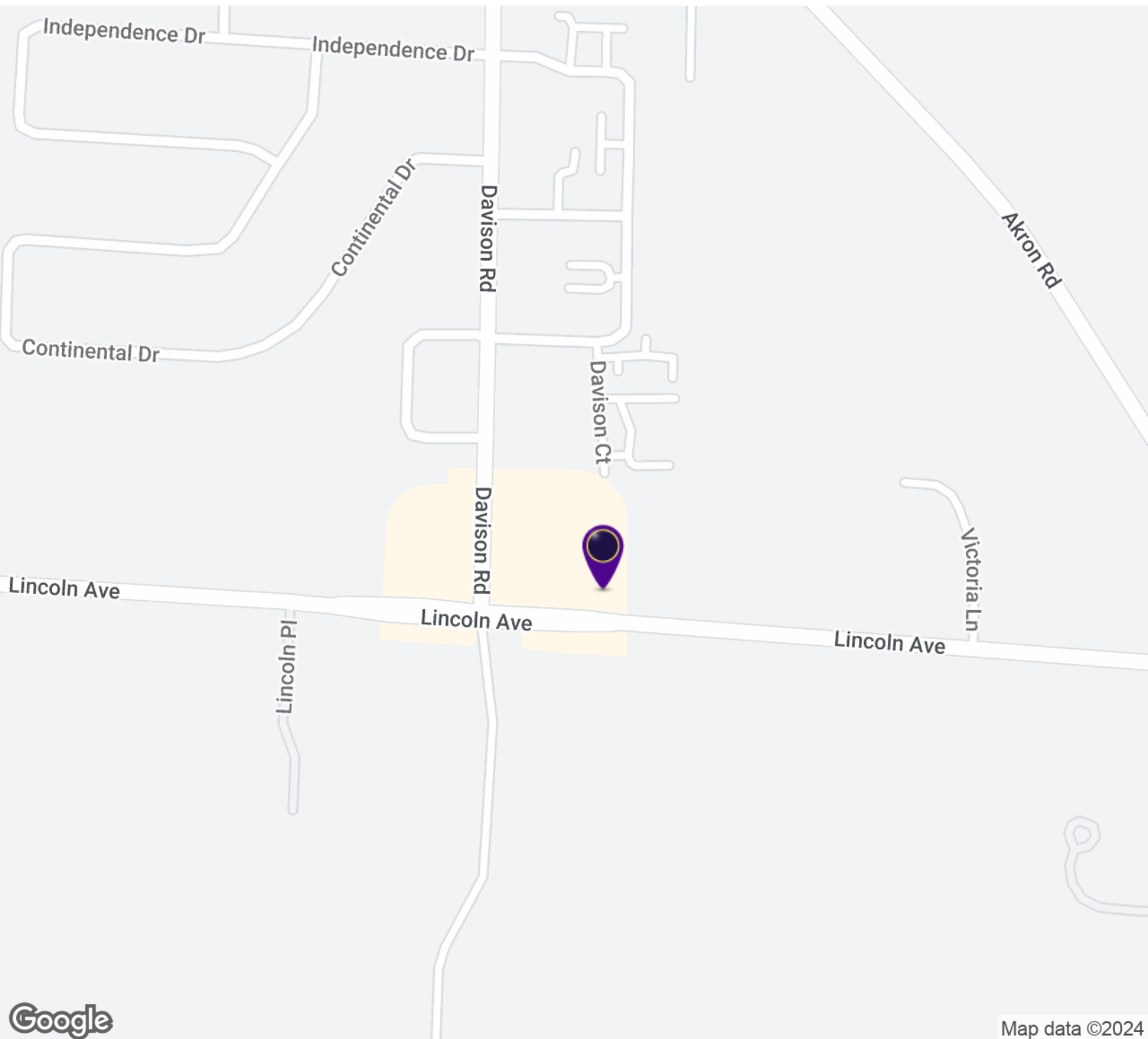
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LOCATION MAP

Lincoln Davidson Plaza

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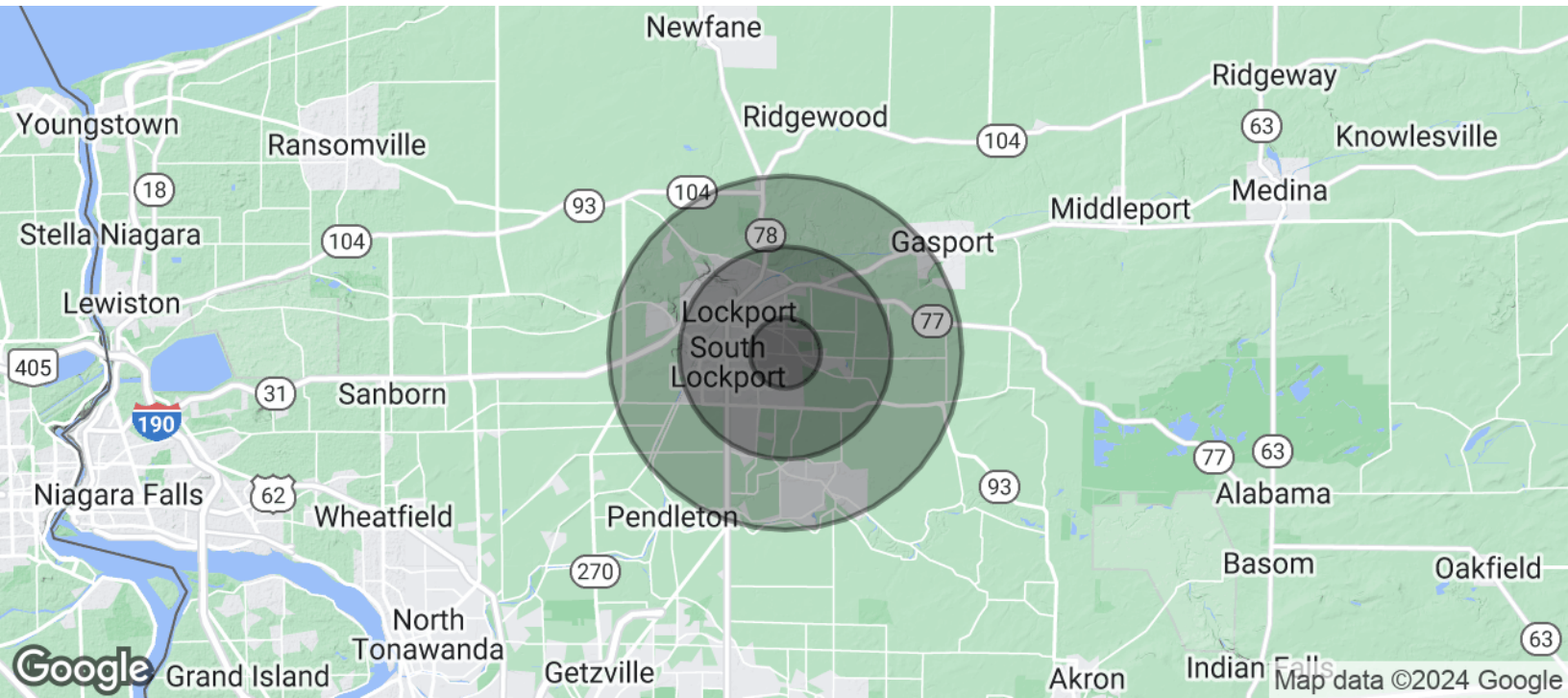


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Lincoln Davidson Plaza

1195 Lincoln Avenue, Lockport, NY 14095



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,701	30,321	39,232
Average Age	43.8	41.2	40.3
Average Age (Male)	45.4	40.7	39.2
Average Age (Female)	43.6	42.0	41.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,370	14,976	18,830
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$68,591	\$61,745	\$62,139
Average House Value	\$501,750	\$137,234	\$179,279

2020 American Community Survey (ACS)



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