



RITE AID PLAZA

 30-60 EAST AVE | LOCKPORT, NY 14094



3,800 ± SF
Available



16,316
Vehicles Per Day



UPON REQUEST
Lease Rate



NNN
Lease Type

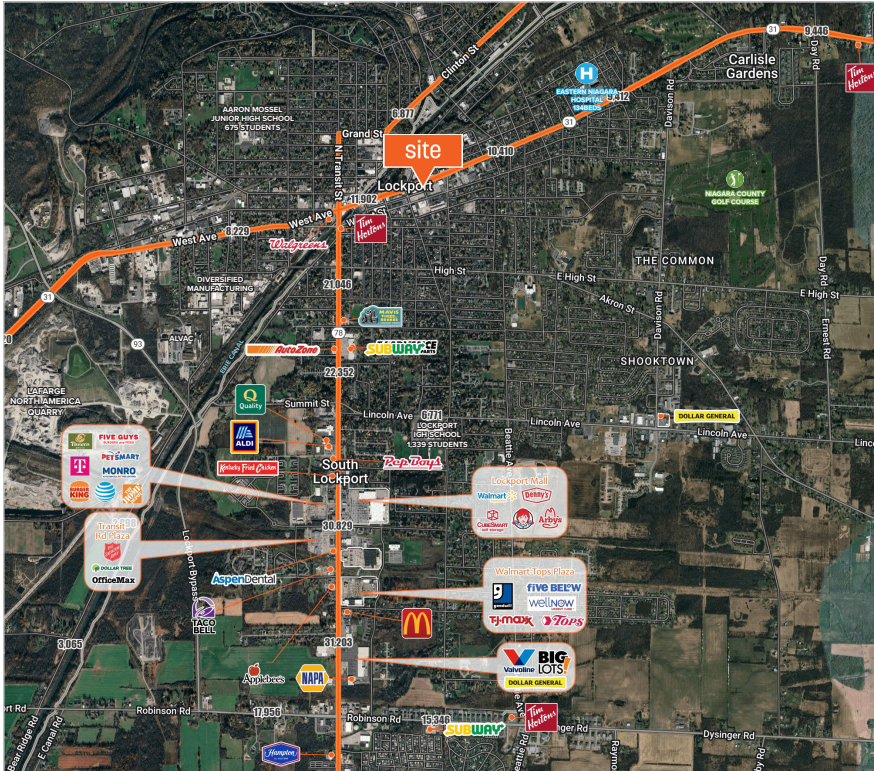
OFFERING DETAILS

Property Type	Retail/Office
Available Space	Suite E : 3,800 ± SF
Lease Type	NNN
Lease Rate	Upon Request
Traffic Count East Ave	9,303 vpd
Traffic Count Washburn St	7,103 vpd
Parking	60+ Spaces

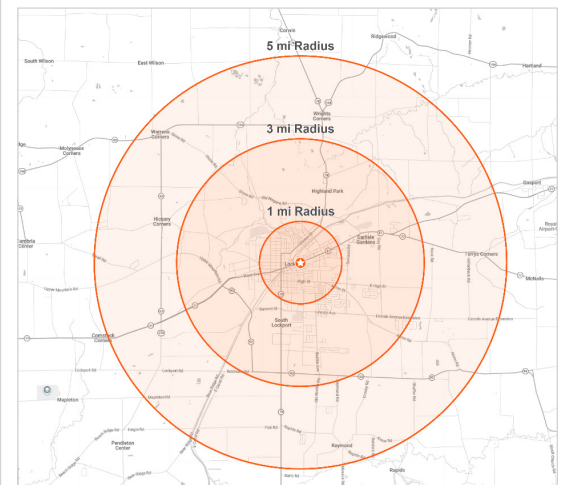
PROPERTY OVERVIEW

- Coming Soon: Dollar Tree
- 3,800 SF Former Horizon Health
- Office, Retail or Medical Opportunity
- Move-In Ready, Updated Building Systems
- High Visibility Downtown Lockport Location
- On-Site and Nearby Public Parking

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	14,655	31,351	43,415
Median HH Income	\$64,819	\$76,133	\$78,261
Households	6,788	14,160	19,262
Daytime Population	8,185	21,382	27,612



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FLOOR PLAN



EXCLUSIVE LISTING AGENT

JACOB RIVERA

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