

**3,280 SF OFFICE BUILDING FOR SALE / LEASE**

BUILDING FEATURES	
Building Size	3,280 ± Sq. Ft.
Lot Size	.49 ± Acres
Parking	Surface Lot
	B2

**Property Highlights**

- Modern medical office space with sinks in exam rooms
- Former VA Clinic
- Brand new roof, 2020
- Located in Lockport medical submarket
- Easily accessible
- Flexible floor plans
- Many nearby amenities including: Tops Market, Big Lots, Walmart Supercenter, area and big box retail, restaurants, fast food, and more
- Ideal for: Healthcare services, dental practice, medical practice, community service

**OFFICE OPPORTUNITY FOR SALE / LEASE**



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,605	32,495	45,448
Average Household Income	\$59,126	\$67,583	\$73,726

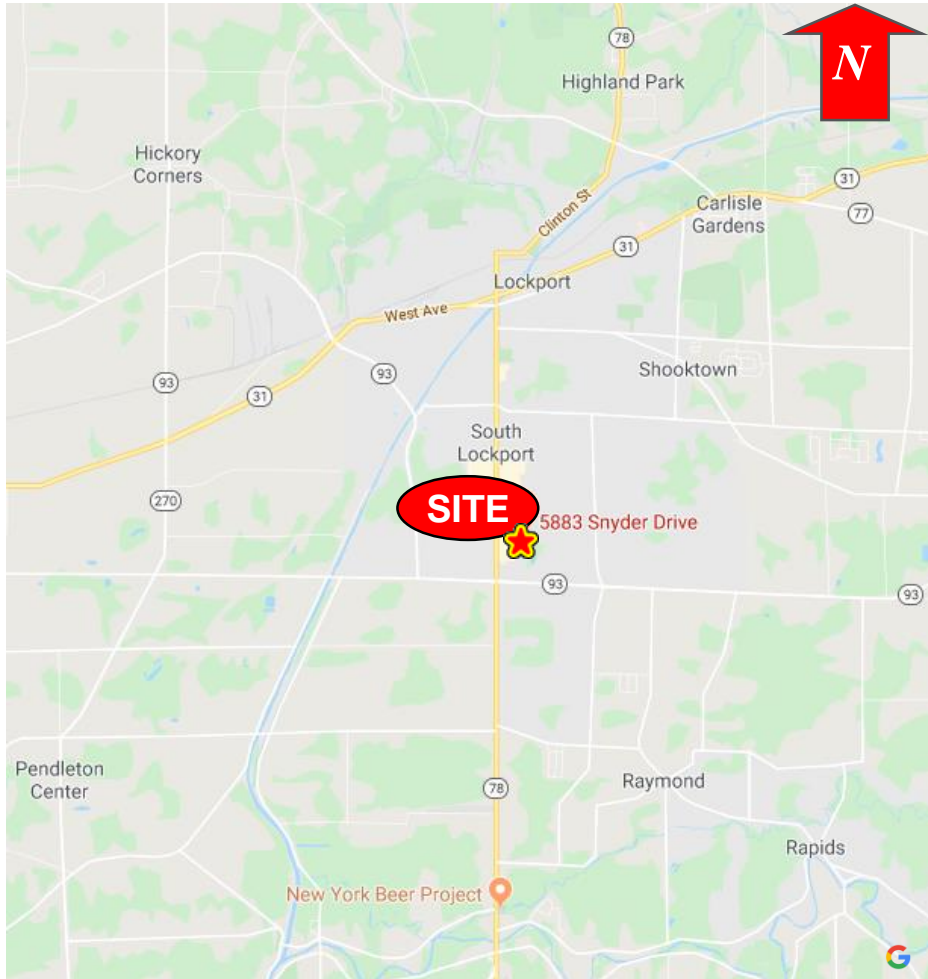
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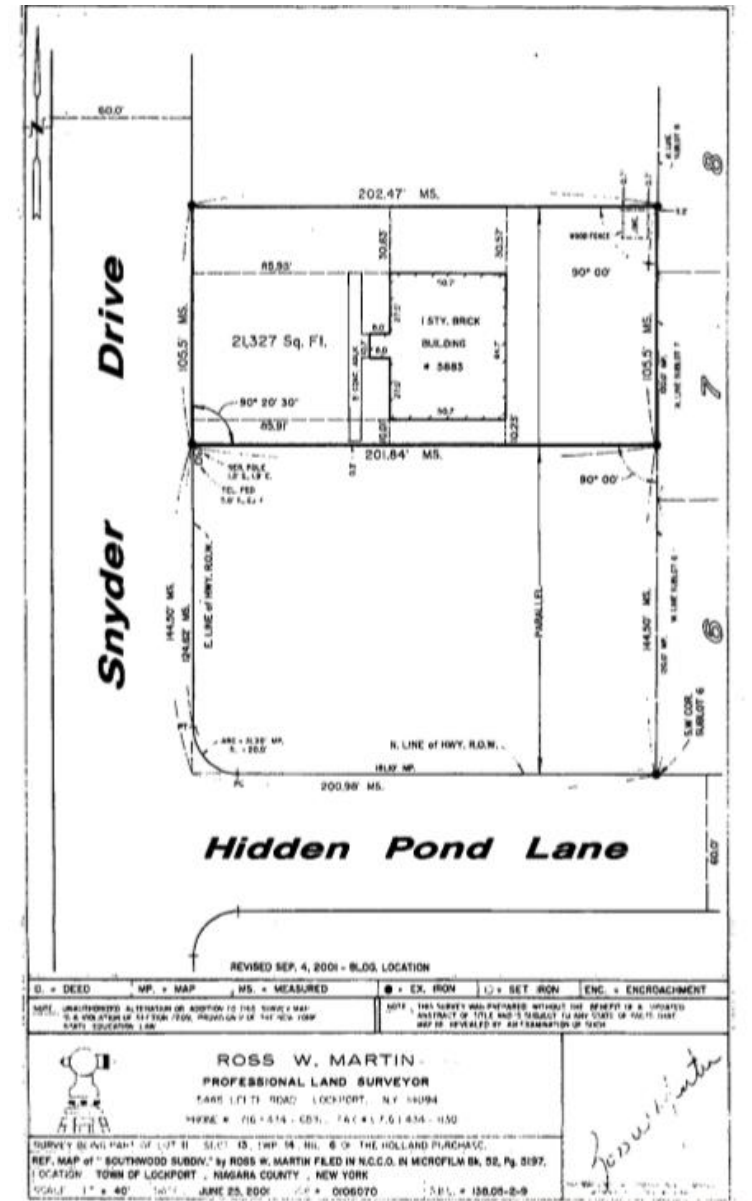
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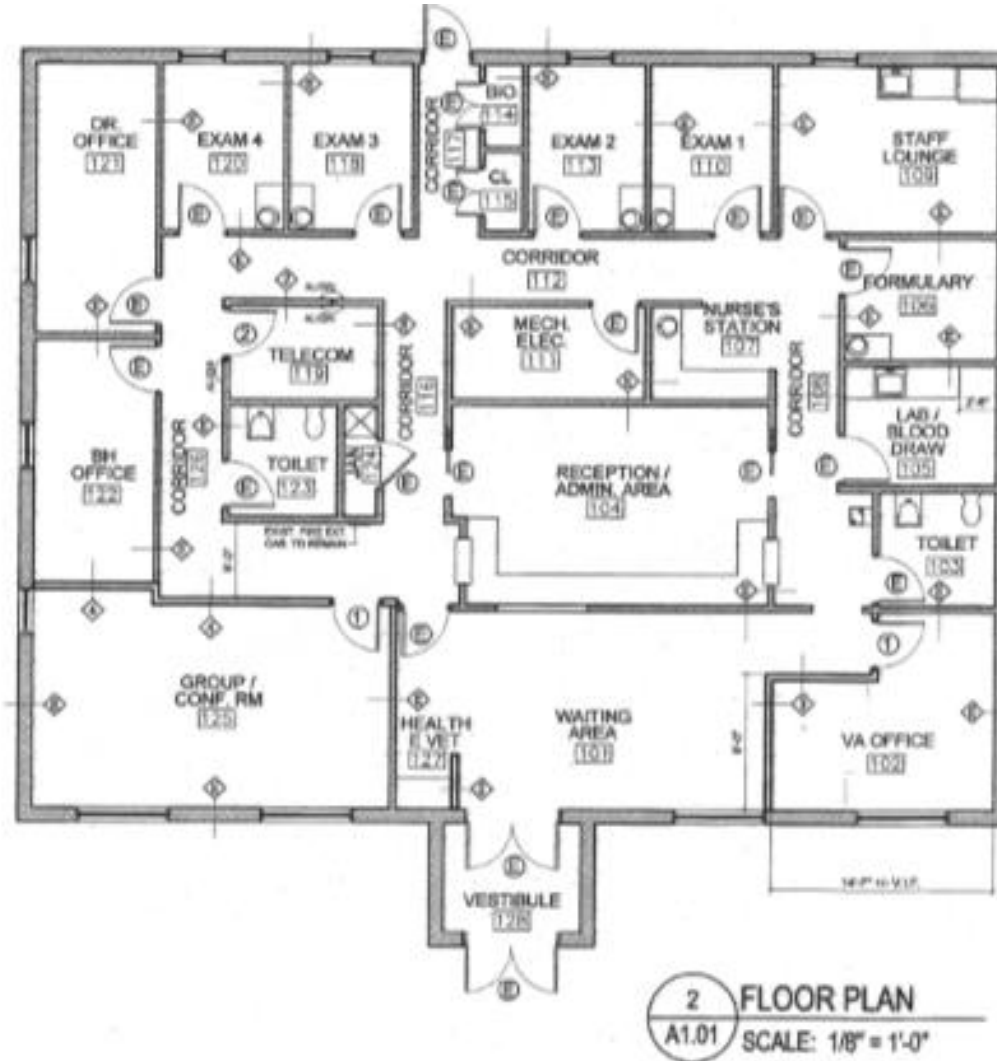
**FOR SALE / LEASE**  
**5883 Snyder Drive**  
 Lockport, New York



Location Map



Survey



Floor Plan