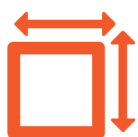


FOR LEASE/SALE

4931 SOUTHWESTERN BLVD, HAMBURG, NY 14075



1,482 +
SF AVAILABLE



\$550,000
LIST PRICE



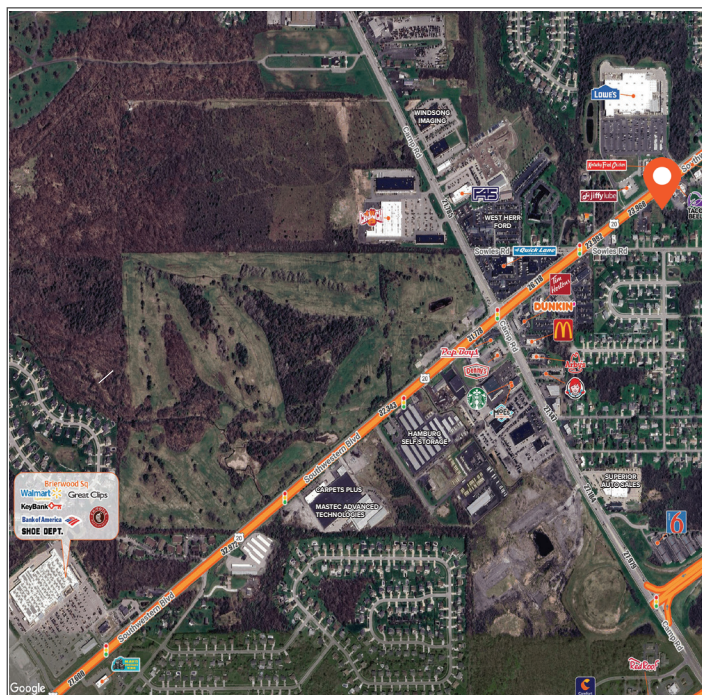
\$4,000/MO
LEASE PRICE

OFFERING SUMMARY

Property Type	Medical Office/Retail
Lot Size	0.54 Acres
Space Available	1,482+SF
Year Built	1964
Lease Type	Modified Gross
Traffic Counts	Southwestern Blvd: 23,968/ vpd
Parking	10+ Spaces

PROPERTY HIGHLIGHTS

- **Existing Dental Buildout** – Move-in ready or primed for redevelopment
- **High-Traffic Location** – 23,968 vpd on busy Southwestern Blvd (US-20)
- **Retail Hub** – Near Wegmans, Target, Lowe's, Walmart, Home Depot
- **10 Minutes to Highmark Stadium** – Close to Bills games and events
- **Strong Market** – In affluent, growing Hamburg suburb
- **Great Access & Parking** – Ample on-site; near I-90 and Route 219

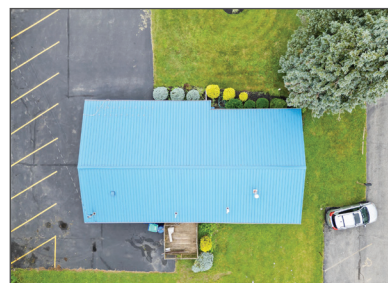
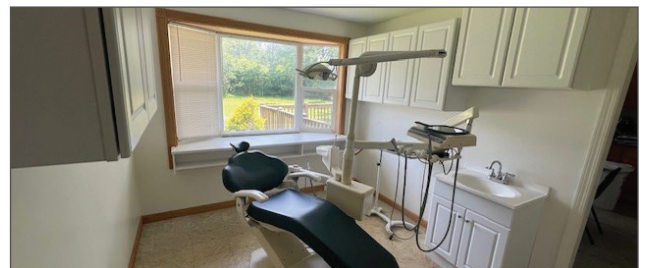
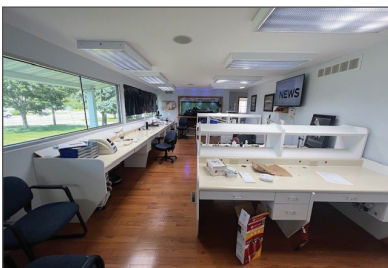
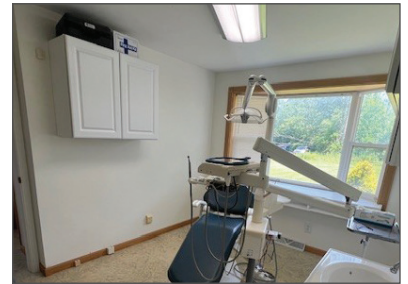
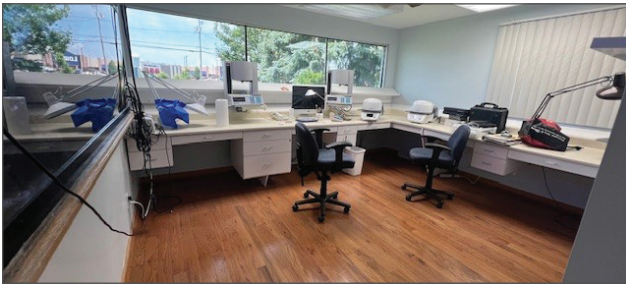


DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	6,148	42,502	81,103
Median HH Income	\$77,933	\$88,310	\$84,731
Households	2,933	19,021	35,357
Employees	1,207	13,189	29,873

FOR LEASE/SALE

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