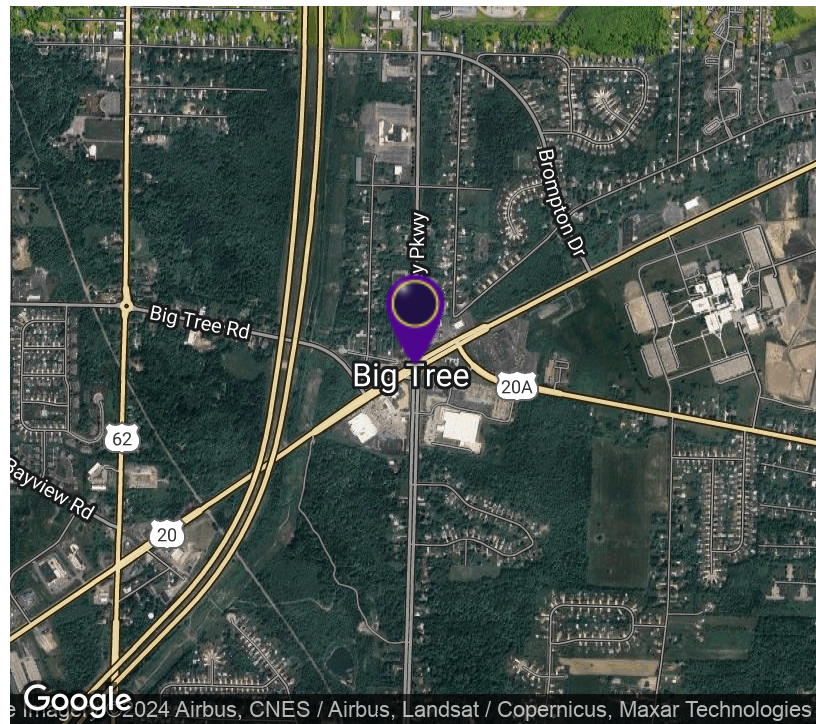


# 1.26+/- Acres & 4.14+/- Acres of Vacant Land

## 4244 Southwestern Boulevard, Hamburg, NY 14075



### OFFERING SUMMARY

Sale Price: Call for More Details

Lot Size: 7.0 Acres

Zoning: Commercial

### PROPERTY OVERVIEW

1.26 acres and 4.14 +/- acres of vacant land for sale or build to suit. Commercial zoning. Prime development site consisting of two non-adjoining lots, one is 4.14 acres and the other is 1.26 acres of vacant land. Frontage on Southwestern Boulevard, McKinley Parkway, and Big Tree Road.

### LOCATION OVERVIEW

Located at the corner of Southwestern Boulevard, McKinley Parkway and Big Tree Road, known as seven corners in the business district. Situated 1/2 mile south the McKinley Mall, Five Guys, Tim Horton's, Buffalo Wild Wings, Monroe Muffler Brake, Verizon Wireless, City Mattress, Advanced Auto Parts, Wegmans, Aldi Foods, Tops Markets, Ruby Tuesdays, Olive Garden, TGI Fridays, Red Lobster, Applebees, Burger King, Wendy's, McDonalds, and Pizza Hut.

### PROPERTY HIGHLIGHTS

- 1/2 mile north of 7 corners business district
- 1/2 mile south of McKinley Mall
- High Traffic Count 50,000 +/- Daily
- Commercial Zoning
- Frontage on Big Tree Road
- Features: Electricity/Power, Water, Telephone, Cable, Gas/Propane
- Two Traffic Signals for Easy Access



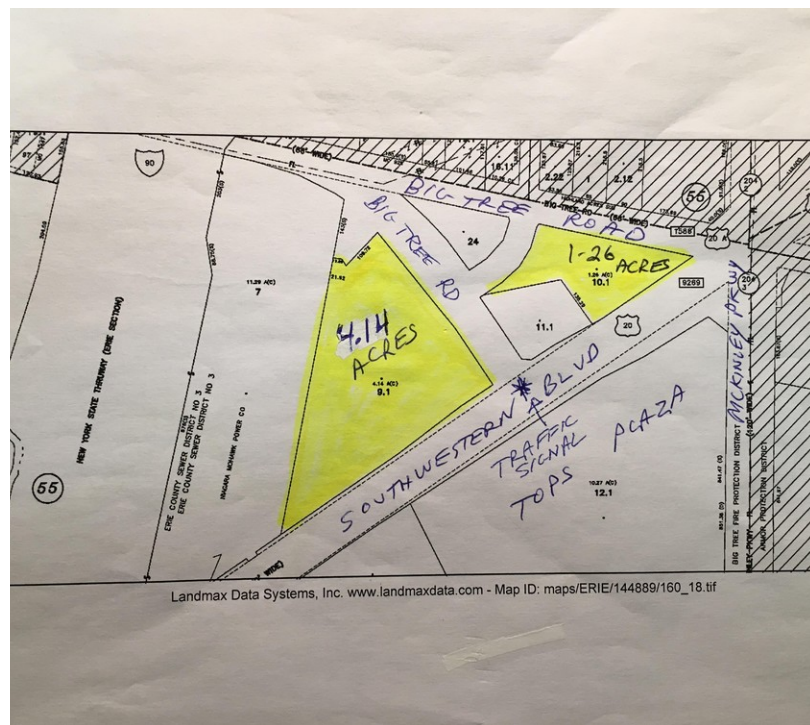
**RICK RECCKIO**  
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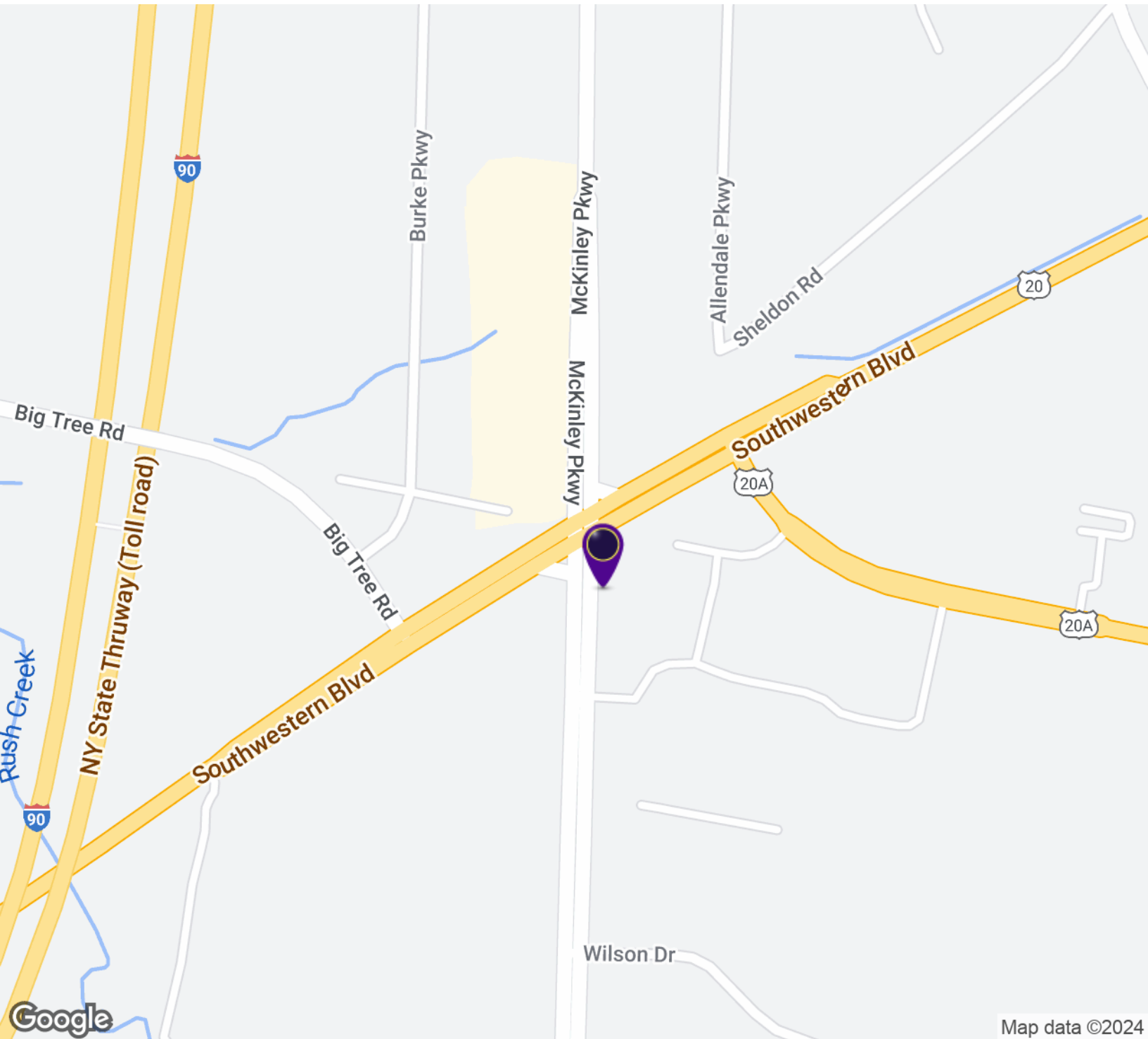
## ADDITIONAL PHOTOS

1.26+/- Acres & 4.14+/- Acres of Vacant Land  
4244 Southwestern Boulevard, Hamburg, NY 14075



## LOCATION MAP

1.26+/- Acres & 4.14+/- Acres of Vacant Land  
4244 Southwestern Boulevard, Hamburg, NY 14075



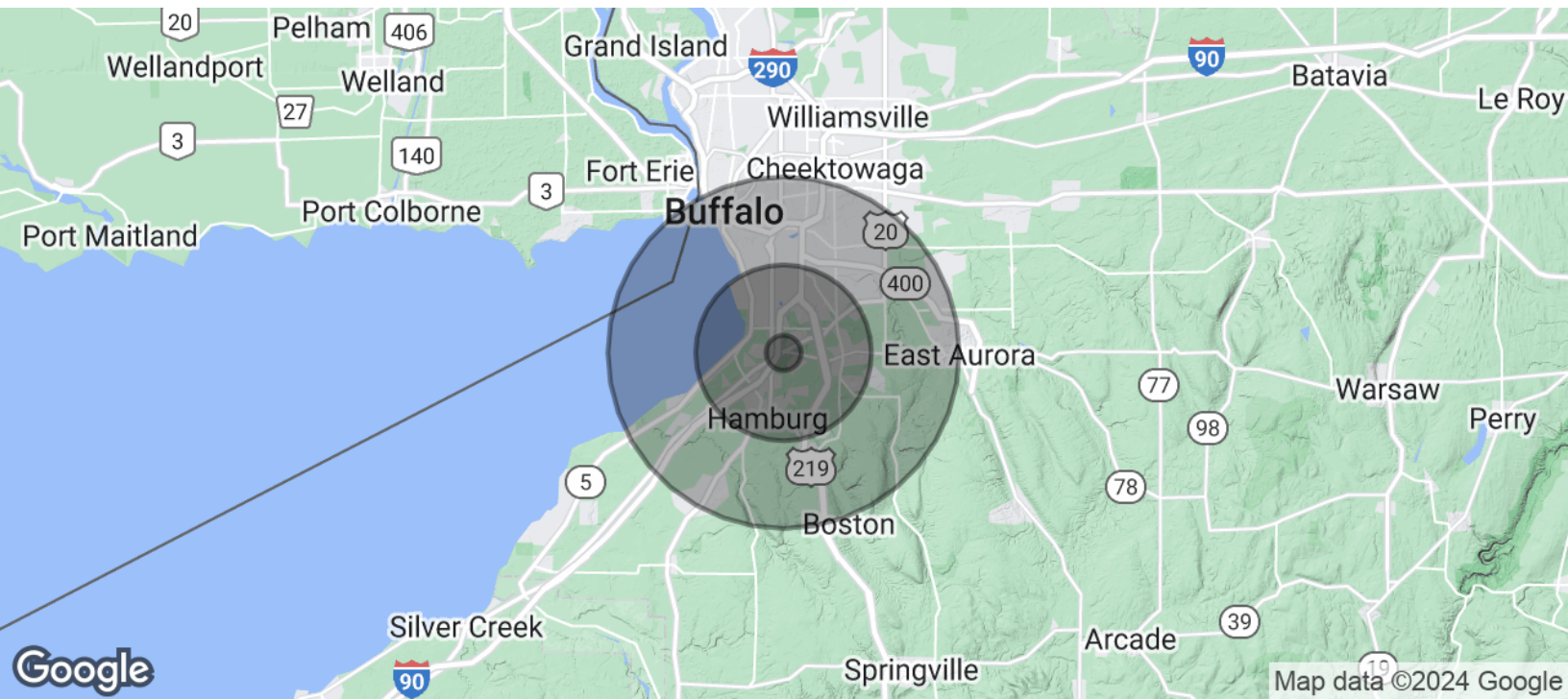
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## DEMOGRAPHICS MAP & REPORT

1.26+/- Acres & 4.14+/- Acres of Vacant Land  
4244 Southwestern Boulevard, Hamburg, NY 14075



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,551	35,867	118,889
Average Age	40.2	41.4	41.7
Average Age (Male)	39.8	40.9	40.8
Average Age (Female)	41.2	42.3	42.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	945	13,740	48,098
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$87,887	\$80,533	\$68,190
Average House Value	\$168,021	\$153,262	\$150,394

\* Demographic data derived from 2020 ACS - US Census



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