

# Operating Convenience Store with Gas Station





**PROPERTY OVERVIEW**

Address	5461 Southwestern Blvd, Hamburg, NY 14072
County	Erie County
Zoning	C-2 (Town of Hamburg)
Site Status	Available September 1, 2026 Ready for Owner/User Occupancy
Lot Size	1.20 Acres
Road Frontage	260 Feet - NY Route 20
Building SF	1,305 SF
Year Built	1980
AADT Traffic Count	25,845 VPD (NYS Traffic Viewer)
Construction Type	CMU (Concrete Masonry Unit)
Pump Equipment	Wayne Ovation 2 -- 2 Dispensers
Fuel Brand	Marathon -- Branding Takes Effect August 2026
Underground Storage	3 Underground Storage Tanks 6,000 Gal / 4,000 Gal / 12,000Gal Tank Type: Fiberglass Reinforced Plastic
Signage	Pylon Sign with LED Price Display
Sale Type	For Sale By Owner
Fuel Volume	Available Upon Request
Asking Price	Call for Offers July 22nd 2026 via email to Realestate@thereidgroup.com

**EXECUTIVE SUMMARY**

Reid Petroleum, LLC presents a rare opportunity to acquire a fully operational convenience store that will be delivered vacant for occupancy on September 1st, 2026. Located on a high-traffic corridor at 5461 Southwestern Boulevard (NY Route 20) in Hamburg, New York, the 1.20-acre site offers 260 feet of prime frontage along a corridor with an AADT of 25,845, providing exceptional visibility and access. The 1,305 SF CMU-constructed store was originally built in 1980 and is supported by a pylon sign with digital LED price display that maintains continuous roadside presence.

This offering includes the land, building, and fuel facility. The on-site fuel facility comprises three fiberglass reinforced plastic underground storage tanks (6,000 / 4,000 / 12,000 gallons; 22,000 gallon total). Wayne Ovation 2 dispensers, and the covered canopy. The fuel facility is currently branded Exxon and is scheduled to rebrand to Marathon in August 2026. This sale is contingent upon the execution of a 10-year fuel supply agreement with Reid Petroleum, LLC.

The surrounding trade area is anchored by a Walmart Supercenter just 0.3 miles east, the dominant traffic generator in the submarket. Three new residential developments lie within a one-mile radius -- Eagle Ridge Commons (~60 units, 0.1 mi), Villas at Brierwood (~80 units, 0.5 mi), and Village at Cedar Valley (~120 units, 0.8 mi) -- together delivering more than 260 new units of captive, growing demand with direct access to Route 20. Additionally, the 52-lot Hamburg Community Mobile Home Park is contiguous to the property.

This is a Call for Offers opportunity with a bid deadline of July 22nd. Supporting due diligence materials are available upon request. Proof of funds is required with submission of any LOI.



**MARKET OVERVIEW**

Hamburg, New York is consistently ranked among the most desirable communities in the Buffalo metro area. Located in southern Erie County with excellent highway access via I-90, Route 20, and Route 62, the area serves an affluent consumer base with average household incomes of \$131,027 within 1 mile. Proximity to the under-construction Buffalo Bills Highmark Stadium, an ongoing residential build-out along Southwestern Boulevard, and a Walmart-anchored corridor generating thousands of daily pass-by trips all reinforce the strength of the trade area. With a 5-mile population of 61,500+, this is one of the most compelling convenience retail markets in the Buffalo Southtowns.

**DEMOGRAPHICS AND TRAFFIC**



**3,342 / 35,939 / 61,569**  
 Population -- 1 / 3 / 5 mile



**\$131,027**  
 Avg HH Income - 1-Mile



**\$118,655 / \$118,529**  
 Avg HH Income - 3-Mile / 5-Mile



**25,845 VPD**  
 AADT Traffic Count  
 NYS Traffic Viewer - Rte 20





CONTACT INFORMATION

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