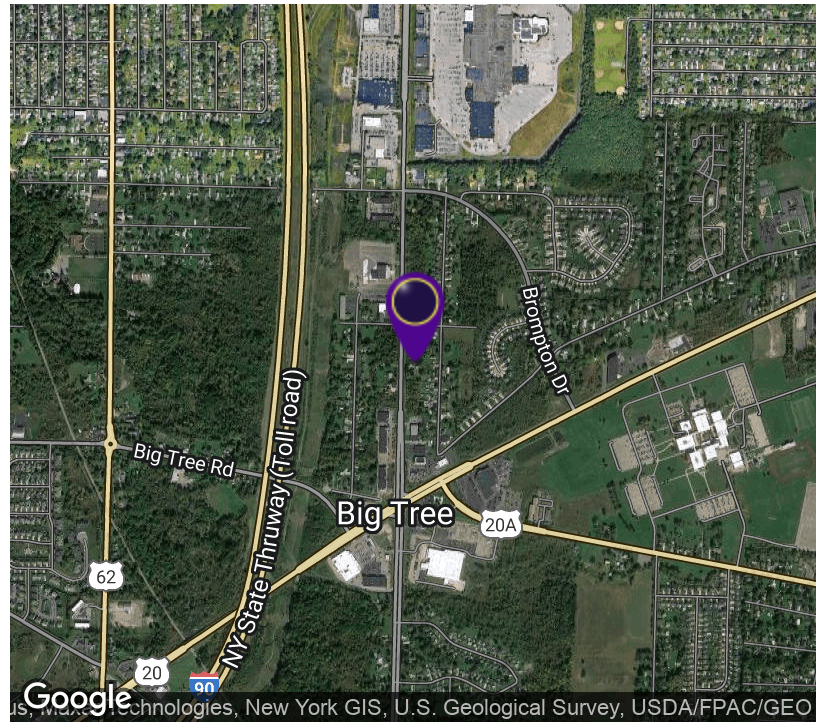


# .96+/- Acres Vacant Land

4035 McKinley Parkway, Hamburg, NY 14075



## OFFERING SUMMARY

Sale Price: \$379,000

Lot Size: 0.78+/- Acres

Price / SF: \$9.06

## PROPERTY OVERVIEW

0.96+/- acres of vacant land for sale. Zoned for general business and restricted for auto uses. Prime development site with lot dimensions of 209' +/- x 200' +/- . Also available adjacent to the south additional vacant land, 209' +/- X 163' +/- or .78+/- acres. Both parcels combined total approximately 1.74+/- acres and a combined lot size of 368' +/- X 200' +/-.

## LOCATION OVERVIEW

Located near the seven corners in the business district. Neighbors include McKinley Park Mall, Five Guys, Tim Horton's, Buffalo Wild Wings, Monroe Muffler Brake, Verizon Wireless, City Mattress, Advanced Auto Parts, Wegman's, Aldi Foods, and Tops Markets. Situated about 1/4 mile south of the McKinley Mall. See attached list of Mall tenants.

## PROPERTY HIGHLIGHTS

- High Traffic Count
- Motivated Seller
- 1.5 Mile North of 7 Corners Section
- Excellent Location
- 1/4 Mile South of McKinley Mall
- 2 (Two) Curb Cuts



**RICK RECCKIO**  
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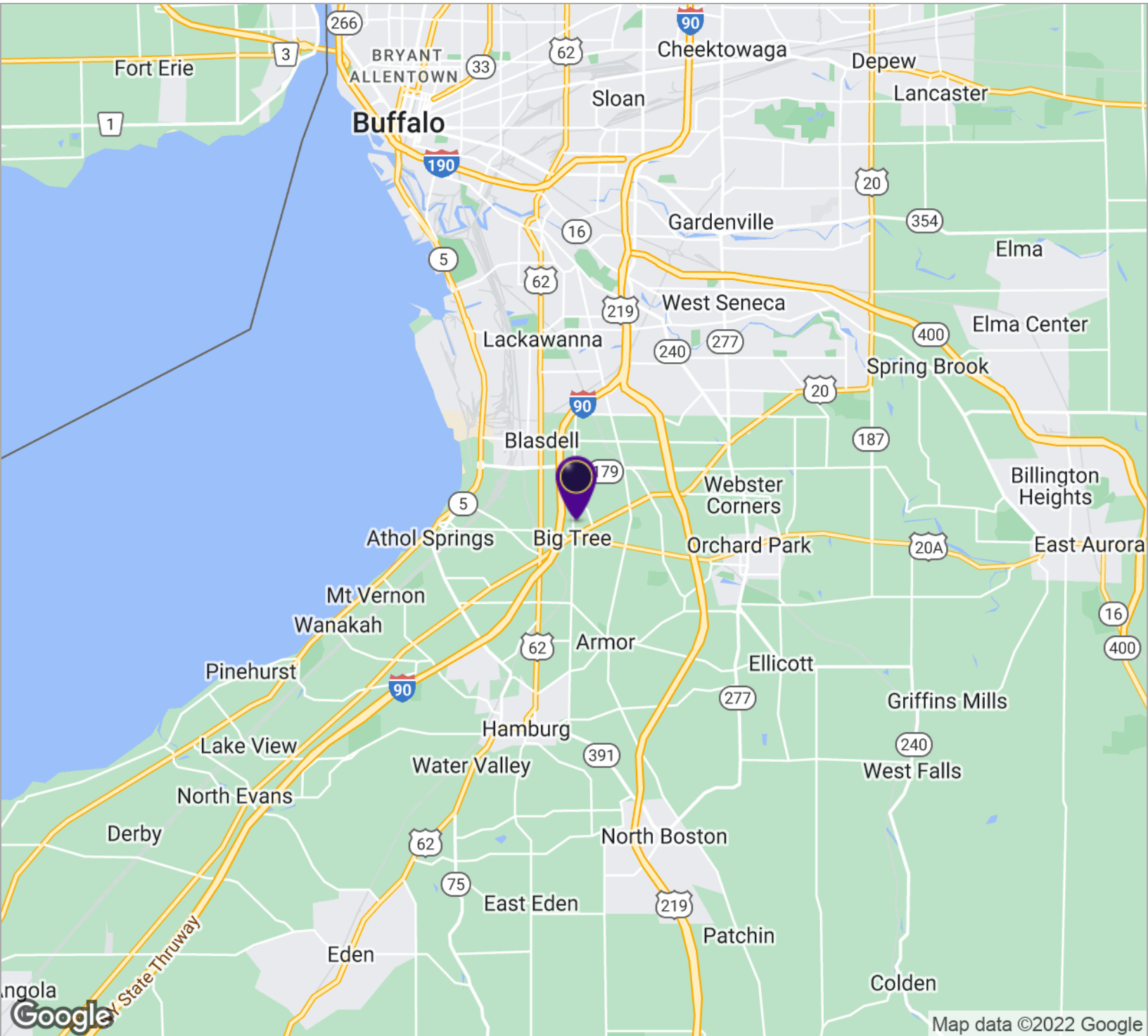
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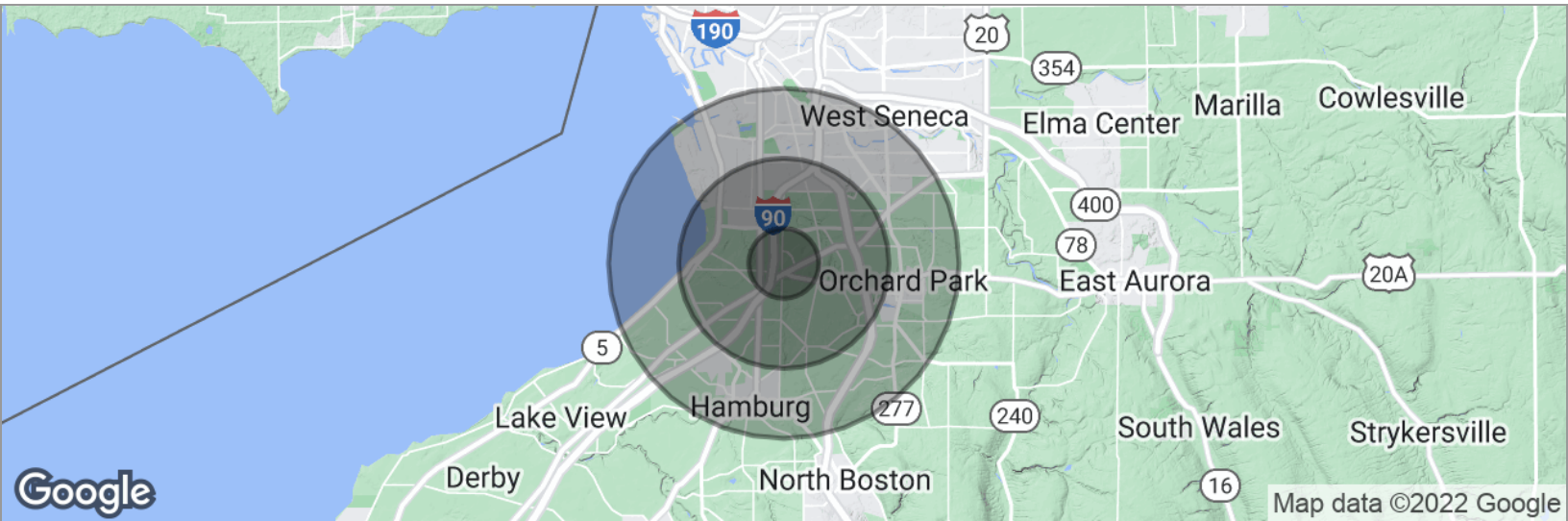


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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	3,532	38,635	95,015
Median age	42.8	42.7	42.6
Median age (Male)	41.6	40.6	40.8
Median age (Female)	44.5	44.5	44.3

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,469	16,235	40,131
# of persons per HH	2.4	2.4	2.4
Average HH income	\$65,034	\$67,506	\$65,315
Average house value	\$192,982	\$155,742	\$151,582

*\* Demographic data derived from 2020 ACS - US Census*



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