



4150 Southwestern Boulevard

Hamburg, New York 14075

Property Highlights

- +/- 0.45 ac of federally regulated wet land (wet land delineation has been documented and reported)-
- Zoned C1, Easy utility access from Southwestern Blvd and Brompton Rd
- Directly across the street for the future Buffalo Bills Stadium

Property Overview

Conveniently located directly across the street from the future Buffalo Bills Stadium. The property has a recent Wet Land delineation determination from the Army Corp of Engineers. The Town of Hamburg and Orchard Park are considering zoning variances in efforts to provide greater latitude to complement Stadium use. The owners are eager to listen to any reasonable offer.

Offering Summary

Sale Price:	\$2,000,000
Lot Size:	6 Acres

For More Information

Chadd Soto

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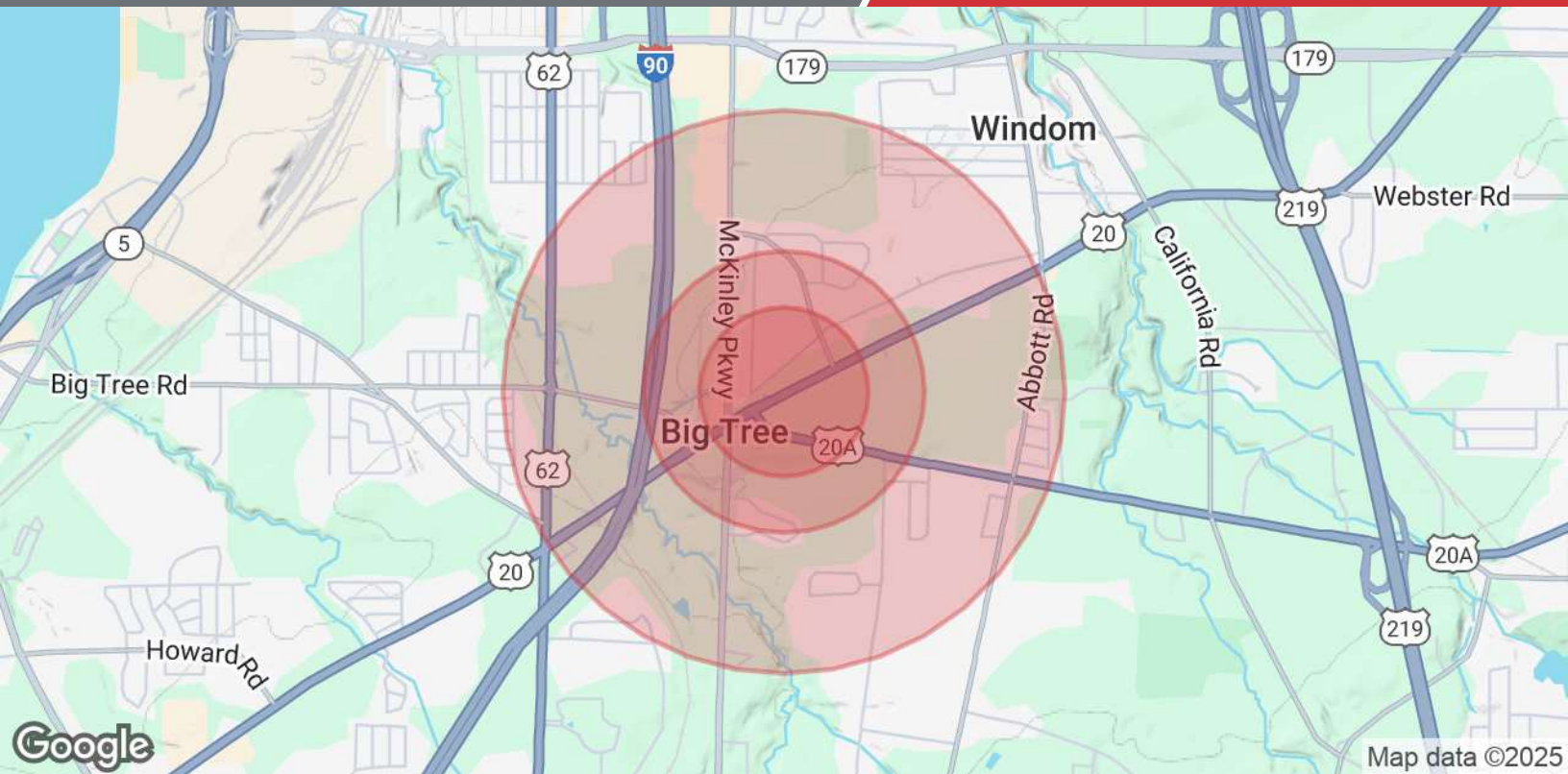




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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	183	828	4,574
Average Age	41	42	44
Average Age (Male)	41	42	43
Average Age (Female)	41	43	46
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	77	350	1,981
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$90,193	\$92,721	\$89,565
Average House Value	\$286,859	\$286,022	\$272,403

Demographics data derived from AlphaMap