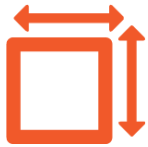


FOR LEASE

3560 MCKINLEY PKWY HAMBURG, NY 14075



5,532
SQUARE FEET



134,748
PEOPLE WITHIN 5 MILES



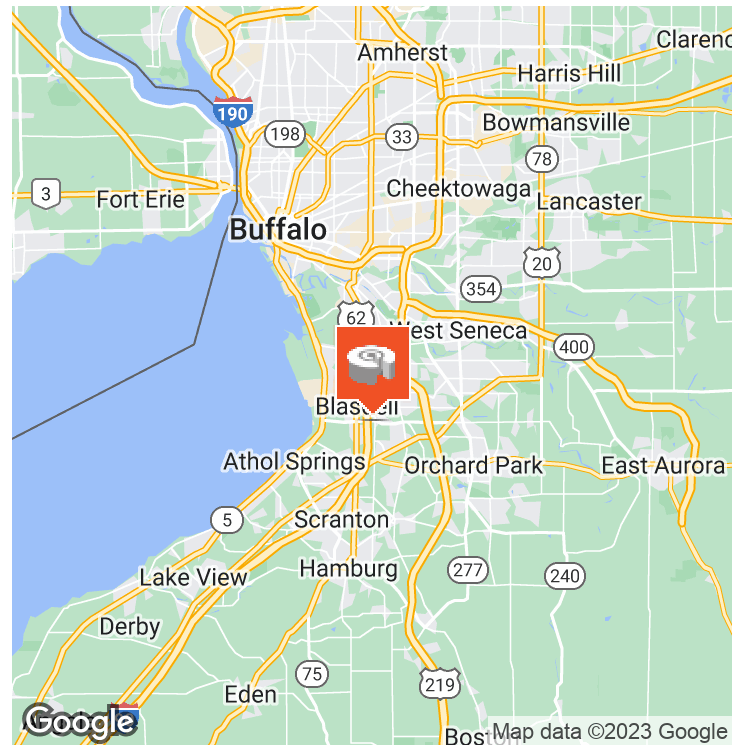
Negotiable
Lease Rate

OFFERING SUMMARY

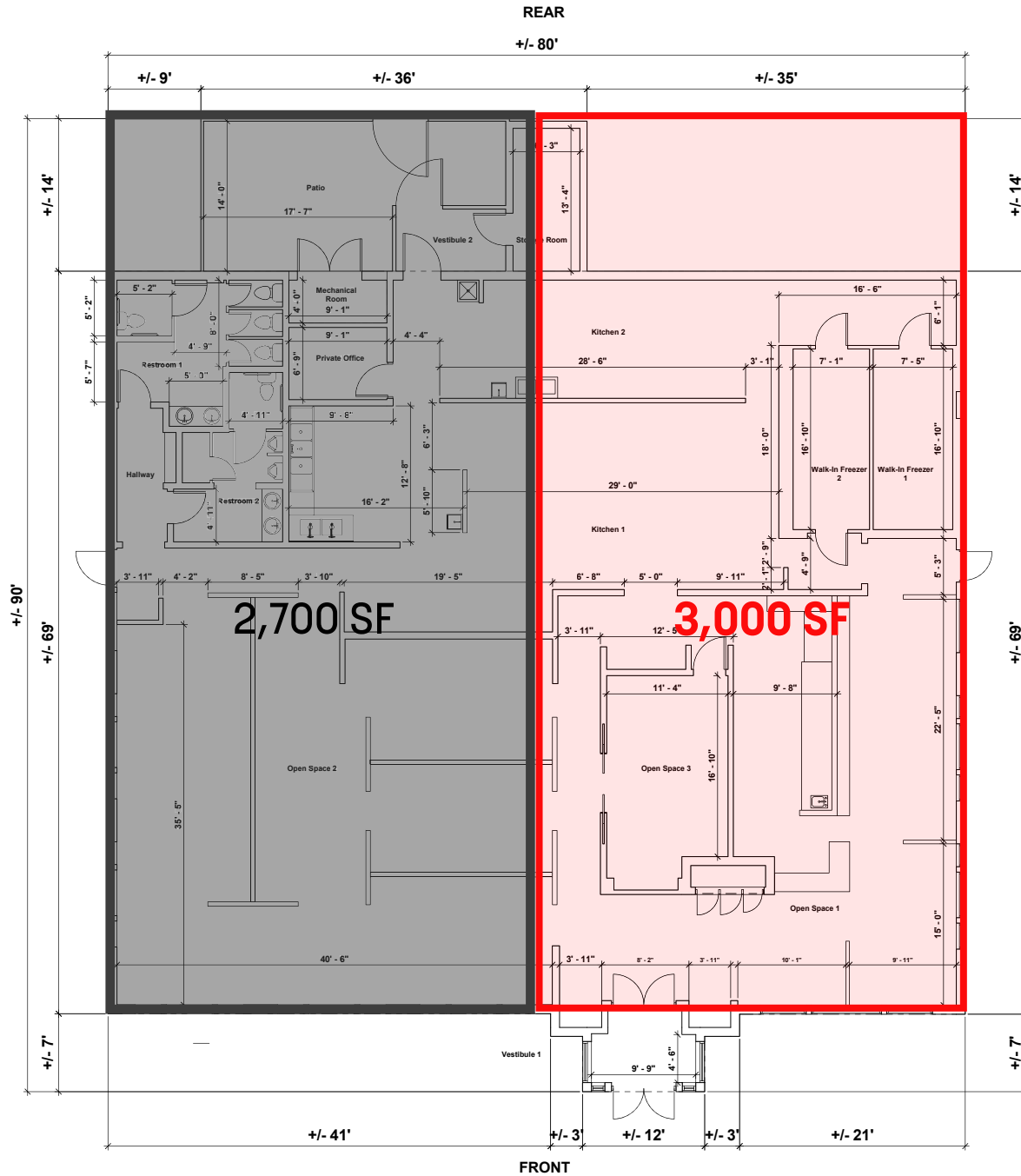
Lease Rate:	Negotiable
Lot Size:	0.32 Acres
Building Size:	5,532 SF

LISTING SUMMARY

5,532 SF former Friendly's available for lease. Located on an outparcel to Home Depot, with visibility to McKinley Parkway (15,482 VPD) and access to Milestrip Road (20,113 VPD).

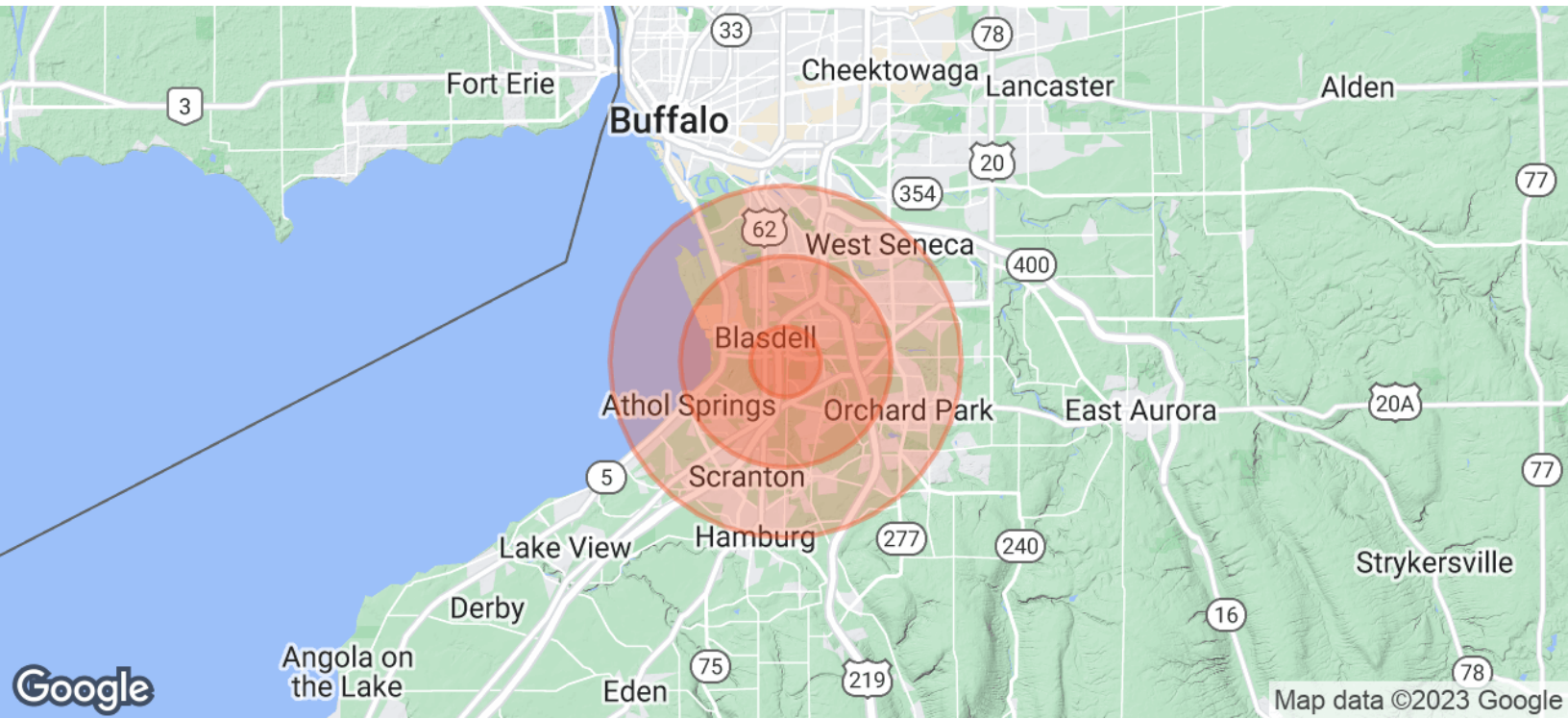


3560 McKinley Pkwy Hamburg, NY



A1 MAIN FLOOR

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,472	49,984	134,748
Average Age	43.9	42.7	43.4
Average Age (Male)	41.9	41.5	41.5
Average Age (Female)	47.4	44.5	45.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,803	24,124	63,010
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$59,803	\$62,316	\$71,685
Average House Value	\$149,345	\$141,200	\$158,623

* Demographic data derived from 2020 ACS - US Census

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