

FOR SALE

4945 Southwestern Blvd.
Hamburg, NY 14075

(Between Camp Rd. and South Park Ave.)



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High-Visibility Mixed-Use Commercial Opportunity

Highly visible 1.8 acre retail parcel containing three (3) mixed use partially occupied freestanding retail/office/storage buildings. This site is strategically located along Southwestern Boulevard between Camp Rd. and South Park Ave. in Hamburg, NY, on a dominant regional retail corridor attracting 22,950 vehicles per day, and benefits from it's proximity to a signalized intersection at the Lowe's Home Improvement's entrance, providing easy access. Located across from a KFC, Jiffy Lube, and close to Taco Bell. This irregularly shaped 1.8-acre parcel is zoned C-2 (Commercial), and features approximately 426 feet of frontage. The site offers exceptional exposure and national branding potential. Ample parking with approximately 40 on-site spaces. Ready for immediate occupancy or phased repositioning or redevelopment. The property can be subdivided to accommodate several users which provides added flexibility for an owner/user.

PROPERTY SUMMARY

Property Type

Retail / Flex Commercial / Mixed-Use

Lot Size: 1.8 Acres

Zoning: C-2(Commercial)

Total Building Area

± 11,860 SF (three buildings)

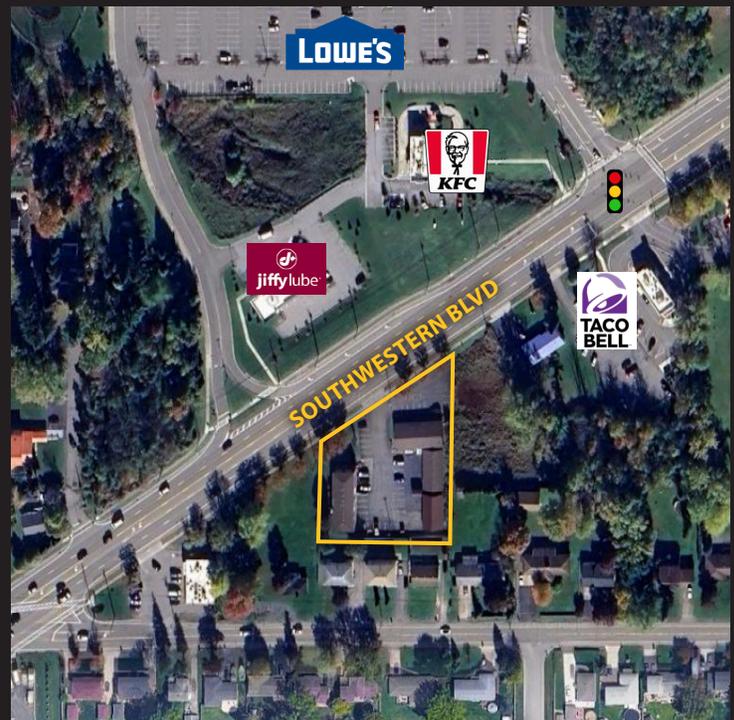
Year Built: 1972

Sale Type: For Sale (Leases will be considered)

Traffic Counts

Southwestern Blvd: 22,950 AADT

Parking: ± 40-45 On-Site Spaces



BUILDING SUMMARIES

The property consists of multiple freestanding and connected structures, 9 foot ceilings throughout, offering a flexible mix of retail, showroom, service, and mixed-use space.



Building 1:

±2,800 SF retail/service building previously utilized as a showroom, suitable for retail or service use with an attached 1,800 SF additional storage area



Building 2:

±1,500 SF recently constructed garage/flex building featuring three 8' overhead doors



Building 3:

Mixed-use, two-story building with ±2,880 SF per floor, with ground-floor income-producing retail and two upper-level, vacant two-bedroom apartments that are combined

Current tenants are month-to-month. Existing building layouts support a wide range of retail, showroom, service, medical, and light industrial uses, while also offering future redevelopment potential. Furthermore, this location is surrounded by active retail investment and benefits from Southwestern Boulevard's continued evolution as a dominant regional commercial corridor.



PROPERTY HIGHLIGHTS

- **Prime Southwestern Blvd Frontage**
±426 feet of frontage on 1.8 acre, irregularly shaped commercially zoned lot, along a high-traffic regional retail corridor
- **Signalized Retail Corridor Nearby**
Located steps from a signalized intersection at Lowe's, supporting strong ingress/egress
- **Flexible Building Mix**
Three buildings totaling ±11,860 SF, including retail, showroom, flex/garage, and mixed-use space

- **Newer Flex/Garage Building**
±1,500 SF built within the last five years with three 8' overhead doors; available for lease at \$5.00/SF with a 60-day cancellation clause
- **C-2 General Commercial Zoning**
Permits a broad range of retail, service, medical, and commercial uses
- **Retail Growth Corridor**
Positioned amid ongoing retail investment along Southwestern Boulevard

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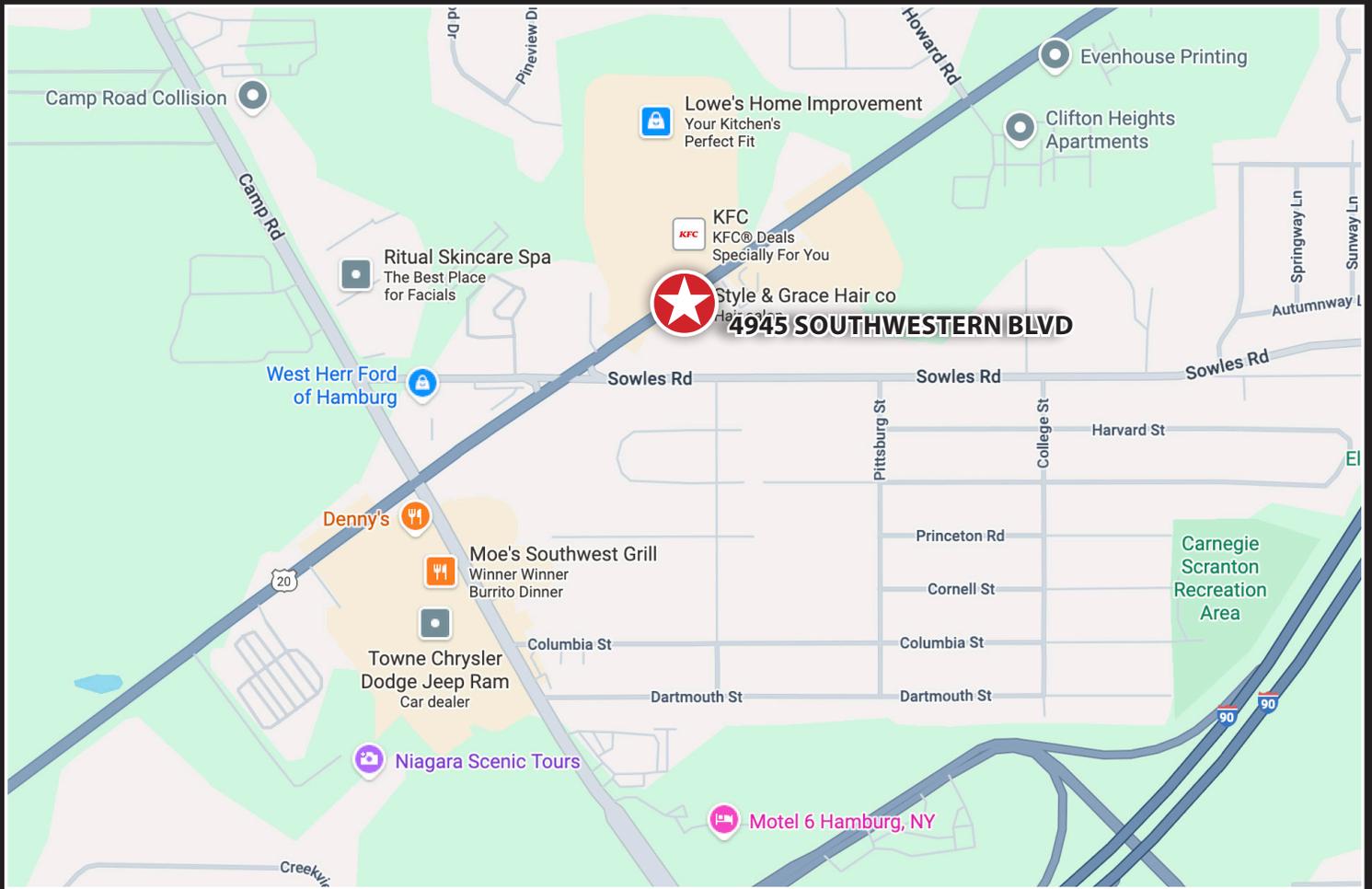
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Demographics

POPULATION	1 MILE	3 MILES	5 MILES
2023 Population	19,368	59,187	114,802
2022 Population	18,542	58,782	114,586
2021 Population	18,158	59,399	115,097
2020 Population	17,656	58,091	111,180
2019 Population	18,222	57,400	111,312

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
2023 Median Income	\$79,402	\$83,828	\$76,536
Household Income (Under \$25k)	1,171	3,204	7,231
Household Income (\$25k-\$50k)	1,541	4,591	9,325
Household Income (\$50k-\$100k)	2,583	7,115	14,214
Household Income (\$100k-\$150k)	1,670	4,908	9,869
Household Income (Above \$150k)	1,697	5,734	9,244

AGE	1 MILE	3 MILES	5 MILES
2023 Median Age	45.2	44.7	44.5
Age Under 20	4,438	13,223	25,113
Age 20-25	810	3,148	6,053
Age 25-45	4,388	13,406	26,909
Age 45-65	5,633	16,877	32,832
Age Over 65	3,254	10,350	20,034



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