4484 Southwestern Blvd Hamburg, NY 14075



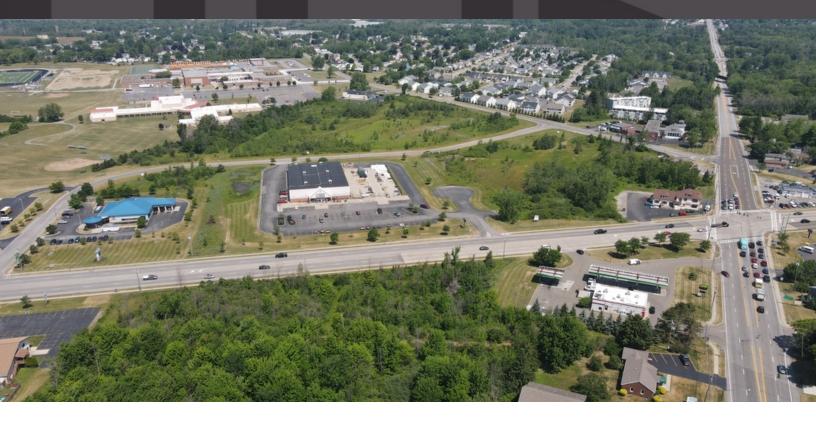






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PROPERTY DESCRIPTION

Lots for lease or joint ventures, ranging in size from .8 acres to 7.4 acres. With the largest contiguous lot size of 12.7 acres, this property is able to support a large number of retail concepts including freestanding buildings and multi-tenant buildings, as well as warehouse, distribution, last-mile delivery, and light manufacturing.

LOCATION DESCRIPTION

Located at the corners of Southwestern Boulevard and South Park, next to Frontier Central High School in Hamburg, in the southern half of the Buffalo MSA. This intersection sees over 35,000 cars per day.

PROPERTY HIGHLIGHTS

- · Multiple lots for lease or joint venture
- · High traffic corner
- Strong demographics

OFFERING SUMMARY

Lease Rate:	Negotiable			
Available SF:	0.8 - 7.4 Acres			
Lot Size:	20.8 Acres			
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	
Total Households	2,253	18,168	44,143	
Total Population	5,197	42,321	103,651	
Average HH Income	\$59,665	\$63,188	\$61,471	





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LEASE INFORMATION

Lease Type: Ground		Lease Term:	Negotiable
Total Space:	0.8 - 7.4 Acres	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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Lot 1	Available	7.3 Acres	Ground Lease	Negotiable	Corner lot with visibility from three streets
Lot 2	Available	5.3 Acres	Ground Lease	Negotiable	Can be combined with Lot 4
Lot 3	Available	0.8 Acres	Ground Lease	Negotiable	Small lot behind Credit Union
Lot 4	Available	7.4 Acres	Ground Lease	Negotiable	Can be combined with Lot 2







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