

# HAMBURG BUSINESS PARK

4484 Southwestern Blvd  
Hamburg, NY 14075



LAND FOR LEASE



**Brian Donovan**  
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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
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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