

HAMBURG VILLAGE SQUARE

140 PINE STREET
HAMBURG, NY

LEASING



KEY TENANTS



PROPERTY INFORMATION

Project Size:
92,717 SF
Project Type:
Single Story Retail
Latitude: 42.719615
Longitude: -78.862172

DEMOGRAPHICS

Population:
63,159
Households:
26,381
Avg. HH Income: \$109,028



716.633.2096 | leasing@iskalo.com | iskalo.com

Harbinger Square, 5166 Main Street, Williamsville, NY 14221

HAMBURG VILLAGE SQUARE SITE PLAN



Buffalo Street

TENANT INDEX

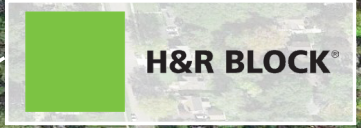
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|-------------------------------------|----------------------------|------------------------------------|
| 1. 95 Nutrition | 7. Best Self | 19. Federal Meats |
| 2. Buffalo Trim | 9. ZJ's Restaurant | 20. Coming Soon! |
| 3. McDuffies Bakery | 11. New Dragon | 21. Katz Jewelers |
| 3A. Circuit Federal Credit Union | 12. H&R Block | 22. Dollar Tree |
| 3B. AVAILABLE 3,100 SF | 13. Biehler's Liquor | 23. Formula 3 Fitness |
| 4. The Harvest Lantern | 16. Sherwin Williams | 24. AVAILABLE 5,518 SF |
| 4A. Pizza Hut - <i>Coming soon!</i> | 17. Truth Women's Boutique | 25. AVAILABLE 11,520 SF |
| 4B. Young Nail & Spa | 18. Flicker Gifts | 179. Growing Families Chiropractic |
| 4C. AVAILABLE 3,390 SF | | |



Legion Dr



South Park Ave



Buffalo St

Site

Pine St



PRIME RETAIL SPACE AVAILABLE FOR LEASE

Hamburg Village Square is a well-positioned community shopping center located in the heart of the village of Hamburg. For decades, "The Plaza", as it is known in the Hamburg community, has served as a premier local shopping destination. With a distinguished mix of national, regional and local tenants, this centrally located neighborhood retail mecca provides the ideal shopping experience by combining quality retailers, maximum convenience, easy access, good visibility and ample on-site parking.

- Vibrant 93,000 SF shopping center well positioned in a dense middle class neighborhood.
- Attractive tenant mix of national, regional and local retailers.
- National tenants include Dollar Tree, Sherwin Williams, and H&R Block.
- Excellent visibility with 12,000 vehicles traveling on Buffalo Street daily.
- Easy access with entrances on Buffalo Street (signalized) and Pine Street.
- Convenient, central location in a growing community.

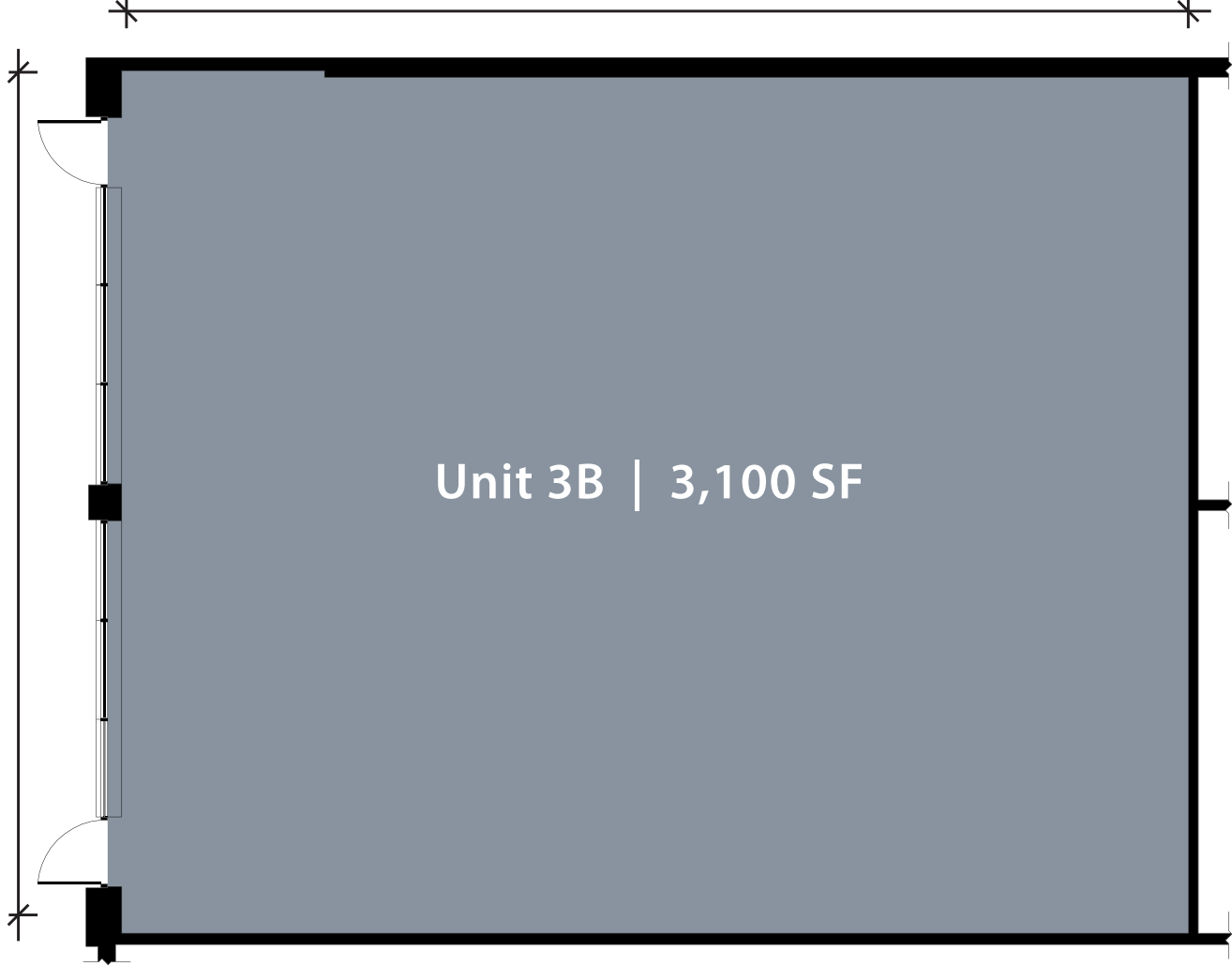


HAMBURG VILLAGE SQUARE

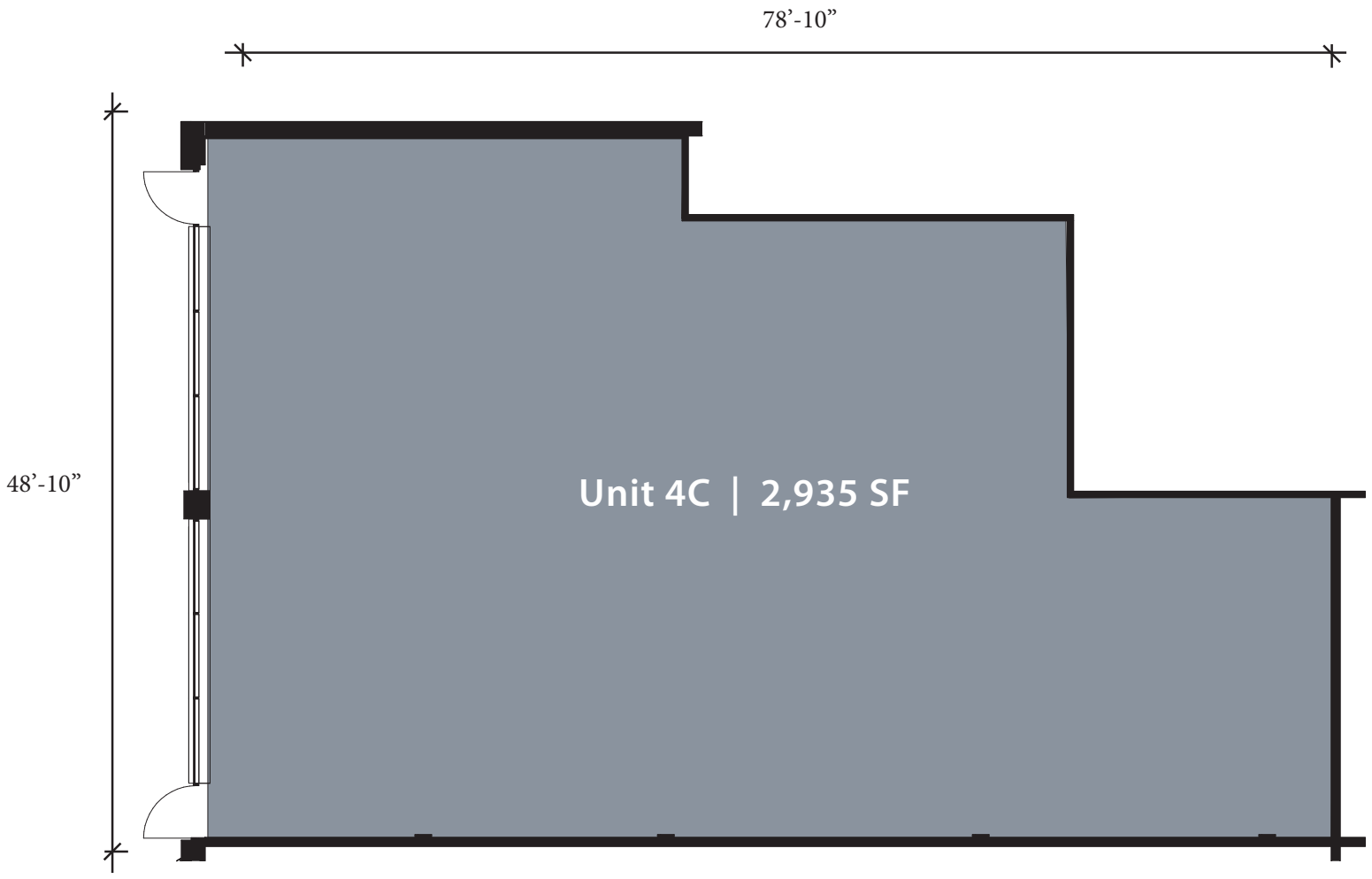
64'-3"

48'-3"

Unit 3B | 3,100 SF



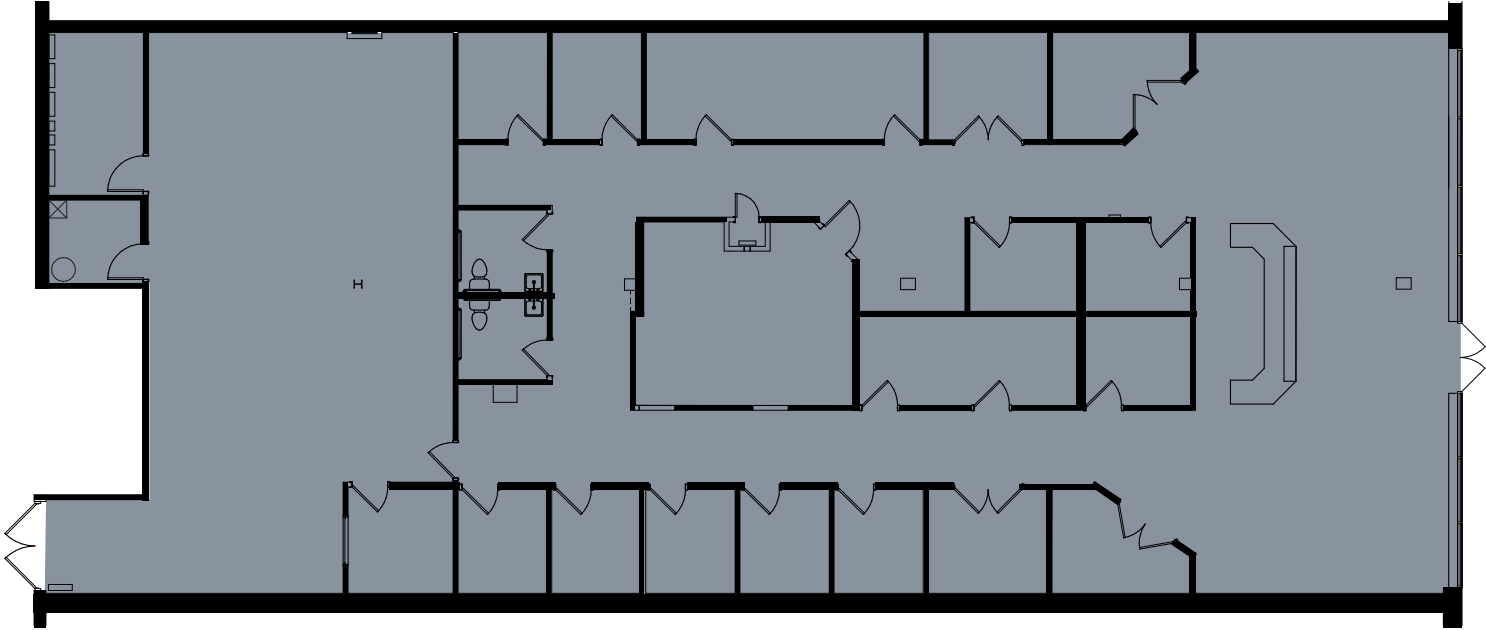
HAMBURG VILLAGE SQUARE



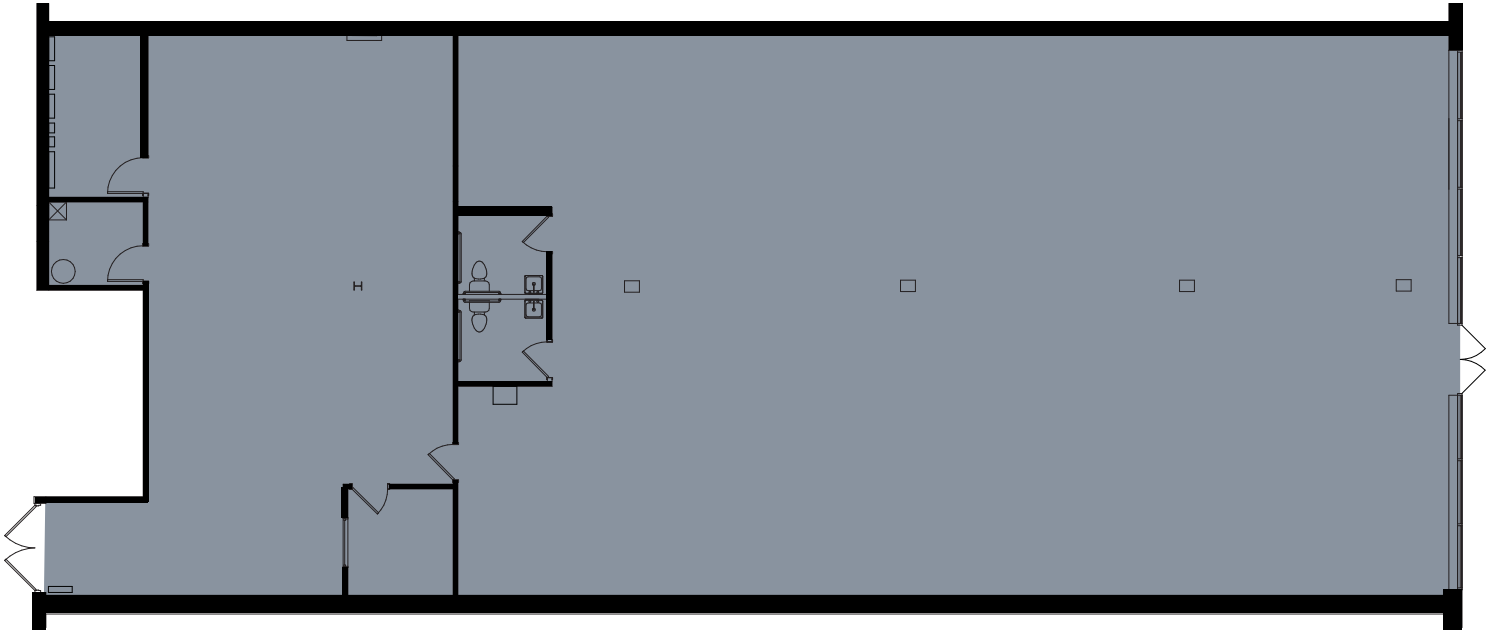
HAMBURG VILLAGE SQUARE

Unit 24 | 5,518 SF

Existing Floor Plan



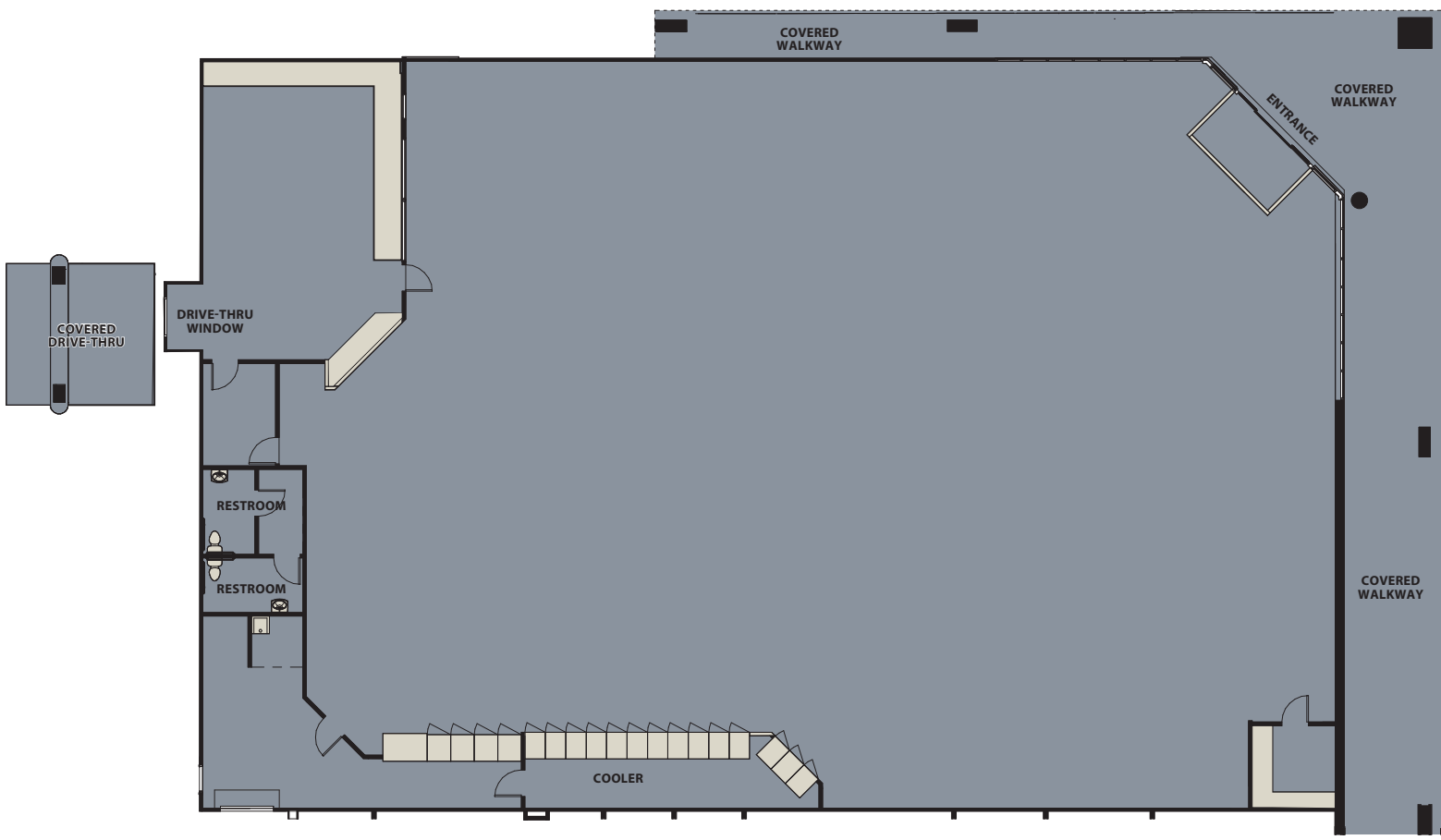
Proposed Floor Plan



HAMBURG VILLAGE SQUARE

Unit 25 | 11,520 SF

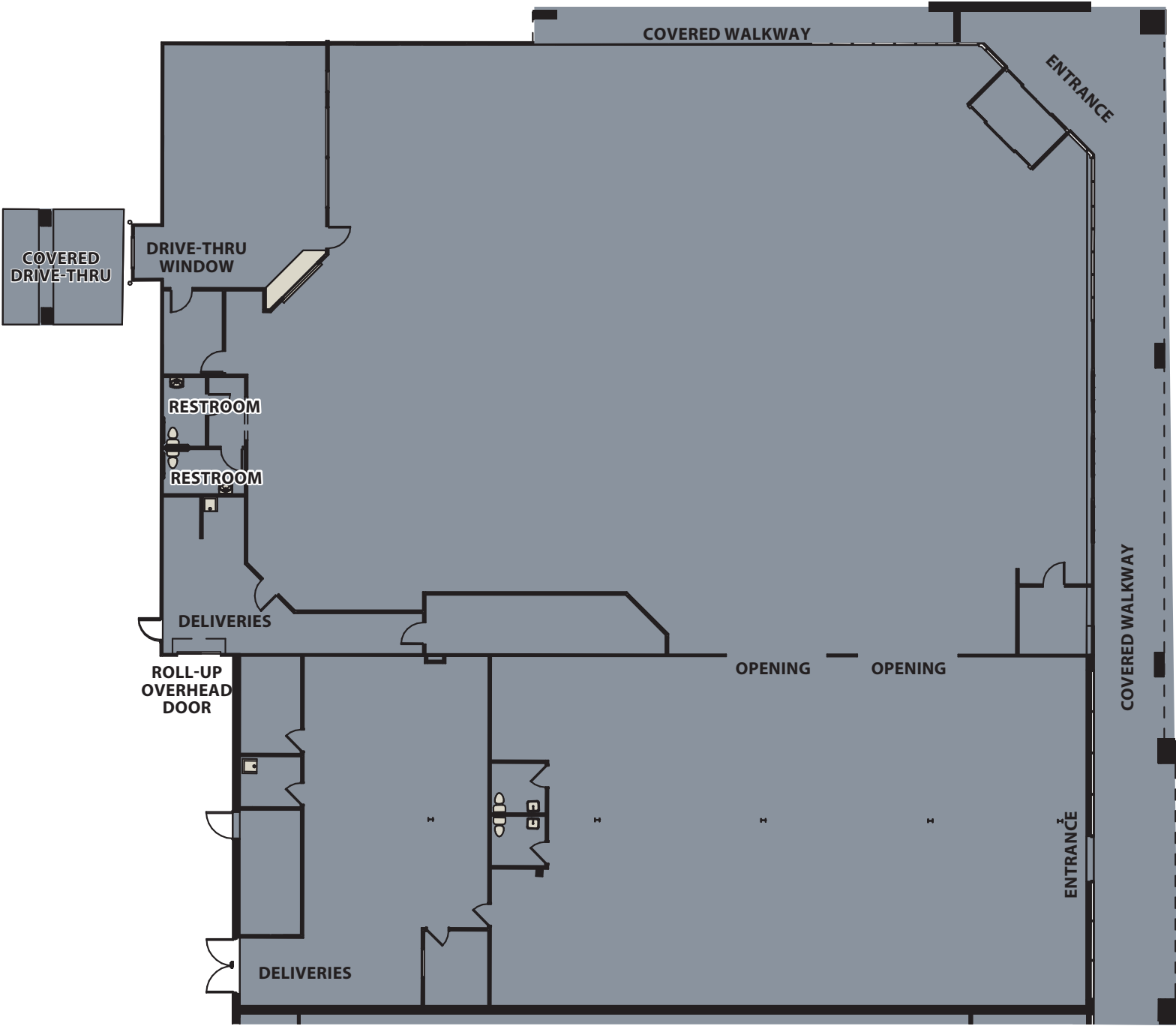
Existing Floor Plan



HAMBURG VILLAGE SQUARE

Unit 24 & 25 | 17,038 SF

Combined Floor Plan



HAMBURG VILLAGE SQUARE

PROPERTY HIGHLIGHTS

For years, Hamburg Village Square has experienced strong, loyal support from Hamburg residents and continues to draw shoppers from the neighboring communities of Orchard Park, Eden, Lakeview, Boston, Springville and North Collins. The completion of streetscape improvements within the Village has triggered an economic resurgence of the central business district as evidenced by recent redevelopment and refurbishment of existing business and retail storefronts. Located within walking distance to Main Street and the central business district, Hamburg Village Square remains an attractive and appealing first choice for retailers and business owners looking to lease space and open their business at a full service shopping center.



3 Miles	5 Miles
Population: 28,820	Population: 63,159
Households: 12,028	Households: 26,381
Avg HH Income: \$76,978	Avg HH Income: \$77,083

ABOUT ISKALO DEVELOPMENT CORP.

Iskalo Development Corp. is a full service commercial real estate development company. Our corporate mission is to identify commercial real estate opportunities in which long-term intrinsic value can be created and will contribute to the betterment of the region. In the process, Iskalo seeks to establish enduring and trusting partnerships with our tenants.

The company is comprised of experienced development, design, construction, leasing and property management professionals committed to excellence and exceeding expectations. It is this approach that continues to allow Iskalo Development to distinguish itself within the Western New York real estate market.



2410 N FOREST, AMHERST NY



HYATT PLACE, 5020 MAIN STREET, WILLIAMSVILLE NY



BIG DITCH BREWING CO, 55 E HURON STREET, BUFFALO NY