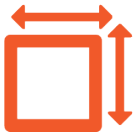


# FOR LEASE

3560 MCKINLEY PKWY, HAMBURG, NY 14075

**Caliber**  
Commercial Brokerage



**2,520 +/-**  
SF AVAILABLE



**15,478**  
VEHICLES PER DAY



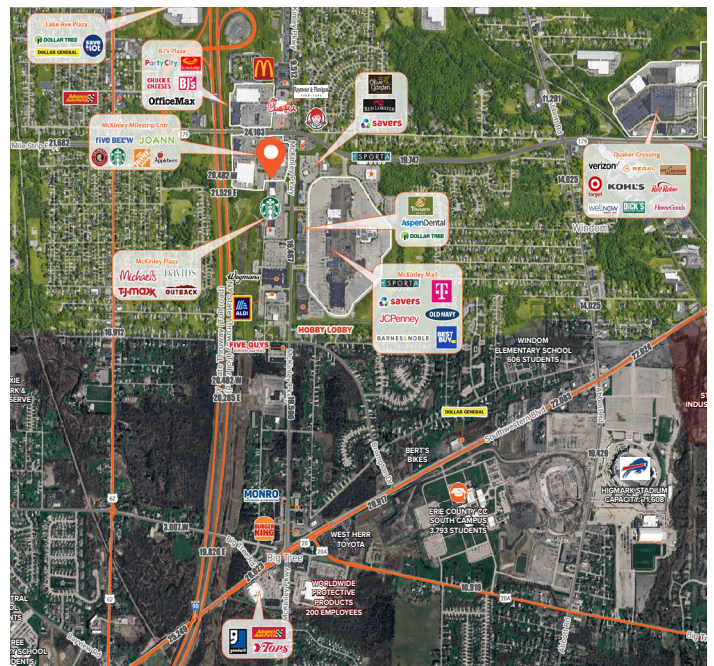
**NEGOTIABLE**  
LEASE RATE

## OFFERING SUMMARY

Space Available	2,520+/- SF
Traffic Counts	McKinley Pkwy: 15,478/ vpd
Lease Rate	Negotiable
Lease Type	NNN
Parking	Ample

## PROPERTY HIGHLIGHTS

- Join a high-traffic location right next to Dave's Hot Chicken
- Total Building Size: 5,532 SF
- Great Visibility
- Home Depot Outparcel
- Located across the street from McKinley Mall
- Nearby retailers include: Home Depot, Chick-fil-A, Joann Fabrics, TJ Maxx, Outback Steakhouse and many more!

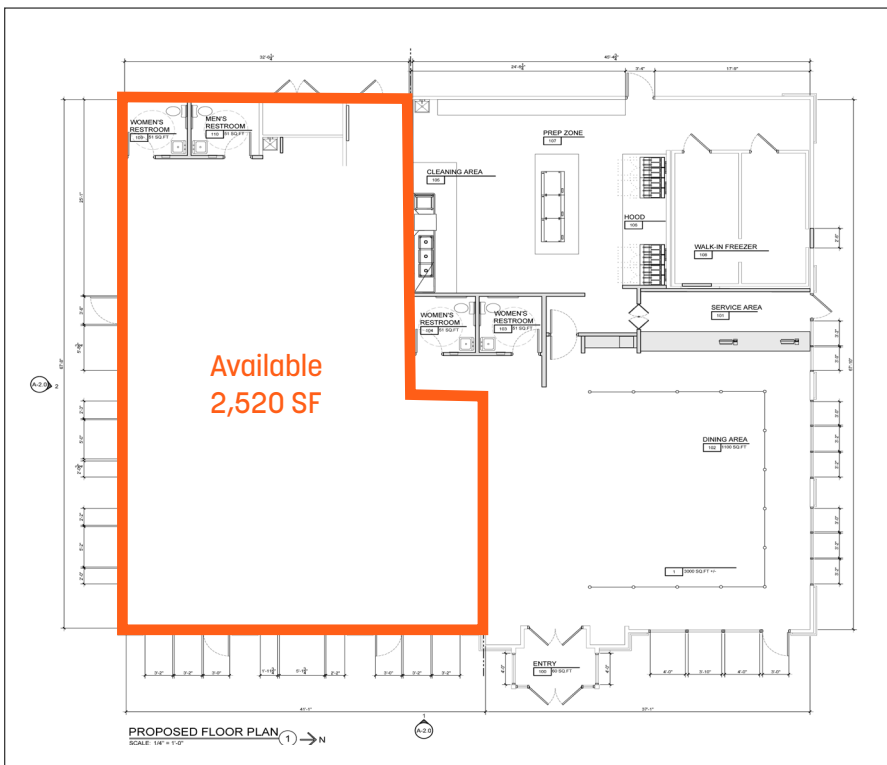


DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	8,855	54,284	142,839
Median HH Income	\$67,348	\$66,528	\$76,266
Households	4,179	24,723	63,571
Employees	2,956	21,163	49,324

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**Caliber**  
Commercial Brokerage



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