

# 3950 McKinley Parkway

Blasdell, New York 14219

\$4,500,000





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Blasdell, NY 14219

For Sale

## Property Highlights

- + 5.67 AC site in a dense retail corridor just south of McKinley Mall
- + ±50,000 SF two-story structure constructed in the late 1970s that once housed a banquet/event center as part of the former McKinley Park Inn (hotel wings demolished in 2020)
- + ±580' frontage along McKinley Parkway (15,686 AADT)
- + 1 mi. to the new Highmark Stadium
- + 1.3 mi. to I-90/NYS Thruway (Exit 56)
- + 3 mi. to Rt. 219
- + Zoning: C2 General Commercial District (Town of Hamburg)



This 5.67 AC site, with an approximately 50,000 SF two-story structure, is available for purchase in a dense retail trade area. With ±580' of frontage along McKinley Parkway (15,686 AADT), the property offers a prominent location between Wegmans, Aldi, and Tops Markets locations in Buffalo's largest southern suburb. The immediate area includes a variety of commercial uses as well as residential neighborhoods and attracts shoppers from Hamburg, Blasdell, Lackawanna, and Orchard Park.

This site presents an opportunity for redevelopment options that include retail, self storage, hotel, multifamily, industrial, and medical uses.



Area Demographics	1 mi.	3 mi.	5 mi.
Total Population	5,661	46,307	129,568
Avg. Household Income	\$93,221	\$89,600	\$101,112
Hotel Rooms	±145	±145	±1,097



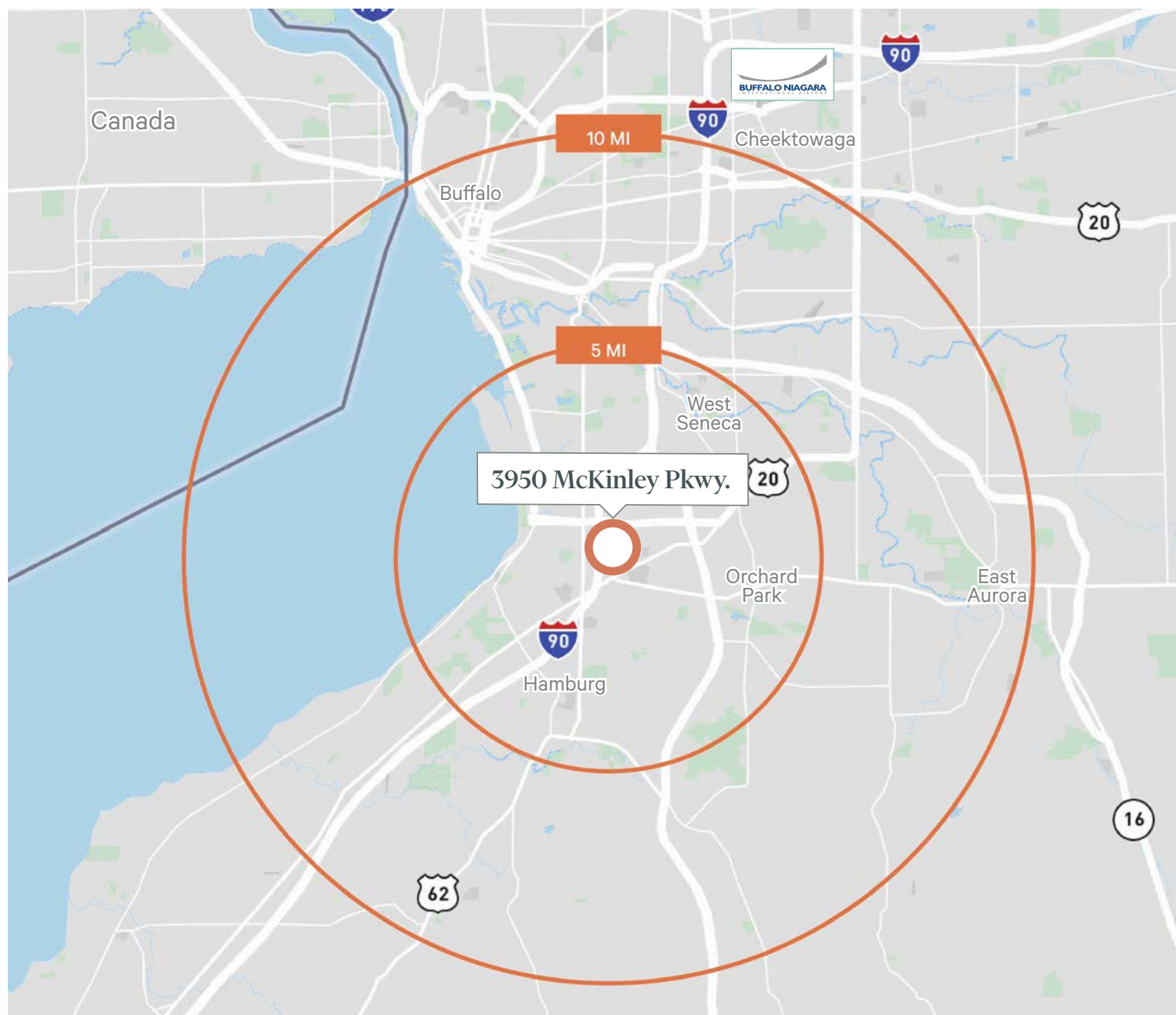




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## Contact Us

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