

FOR LEASE

3701 McKinley Pkwy Hamburg, New York



NEW CONSTRUCTION TWO-TENANT RETAIL

Features	
Building Size	6,000 ± Sq.Ft.
Available	2,500 ± Sq.Ft.
Parking	Ample
Zoning	GB

Property Highlights

- Signalized Main Entrance Outparcel to the 750,000 ± SF McKinley Mall
- 2,500sf ± in To-be-built 6,000 ± SF Two-tenant Mall Outparcel Building
- High Visibility, Multiple Points of Ingress/Egress
- Strategically Located in the Heart of the McKinley Parkway/Milestrip Road Retail Corridor
- Major Power Retail and Restaurants Nearby
- Superb Thruway and Expressway Access (NYS Thruway I-90 and Route 219 Expressway)
- Area Retailers Include: Home Depot, Wegmans, BJs Wholesale Club, Barnes & Noble, JC Penney, Hobby Lobby, LA Fitness, Michael's, Best Buy, Old Navy, TJ Maxx, Raymour & Flanigan, Boot Barn, JoAnn, Target, Dick's, Kohl's, HomeGoods

Contact

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 Associate Real Estate Broker
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Demographic	1 Mile	3 Miles	5 Miles	Traffic Counts	
Population	6,795	51,177	138,285	McKinley Pkwy	19,960 AADT
Average HH Income	\$123,854	\$144,943	\$155,878	Milestrip Road	21,307 AADT

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TARGET **REGAL CINEMAS** **DICK'S**
KOHL'S **PREMIER** **IHOPE** **ORECK**
Marshalls **HomeGoods** **LONGHORN STEAKHOUSE**
PET SMART **mauricos** **Scottrade** **PLACE**
ASHLEY **RED ROBIN** **GNC** **AAA** **SUGA**
WeightWatchers

JO ANN **BOOT BARN** **Starbucks**
YANKEE CANDLE **VISIONWORKS**
FIVE BEA'W **METRO MATTRESS**

BEST BUY **OLD NAVY** **JCPenney**
OrangeTheory **BARNES & NOBLE**

Raymour & Flanigan
BJ'S **S SALES** **OfficeMax**
Party City **The UPS Store**
SUBWAY **Chick-fil-A** **McDonald's**
SHERWIN WILLIAMS **Wendy's** **Chick-fil-A**

SITE **WELLS FARGO** **Pharmax**
BALLY HOUSE **Starbucks** **Firestone**

Michael's **lanebryant** **KAY**
TJ-maxx **DAVID'S BRIDAL** **JEWELERS**
Massage Envy **CORE LIFE** **OUTBACK**
MEN'S WEARHOUSE

FIVE GUYS **T-Mobile**
Great Clips **Beltone Hearing**
RACHEL'S **WYNY**
Cherry



Southwestern Blvd 23,421 AADT



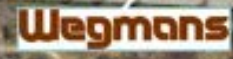
21,307 AADT

McKinley Pkwy

19,960 AADT

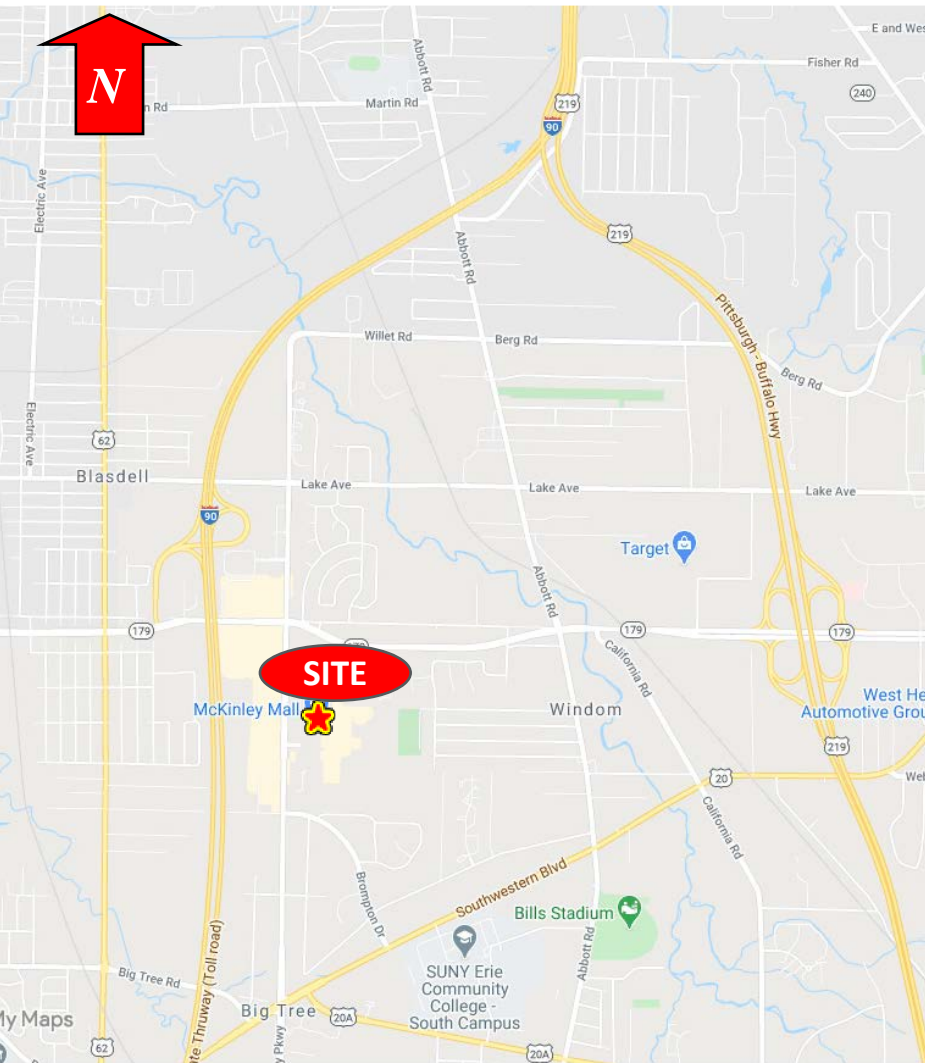
Milestrip Road

PET SUPPLIES **Applebees**
SUPERCLUTS **WINE MONSTER**



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East



West



North



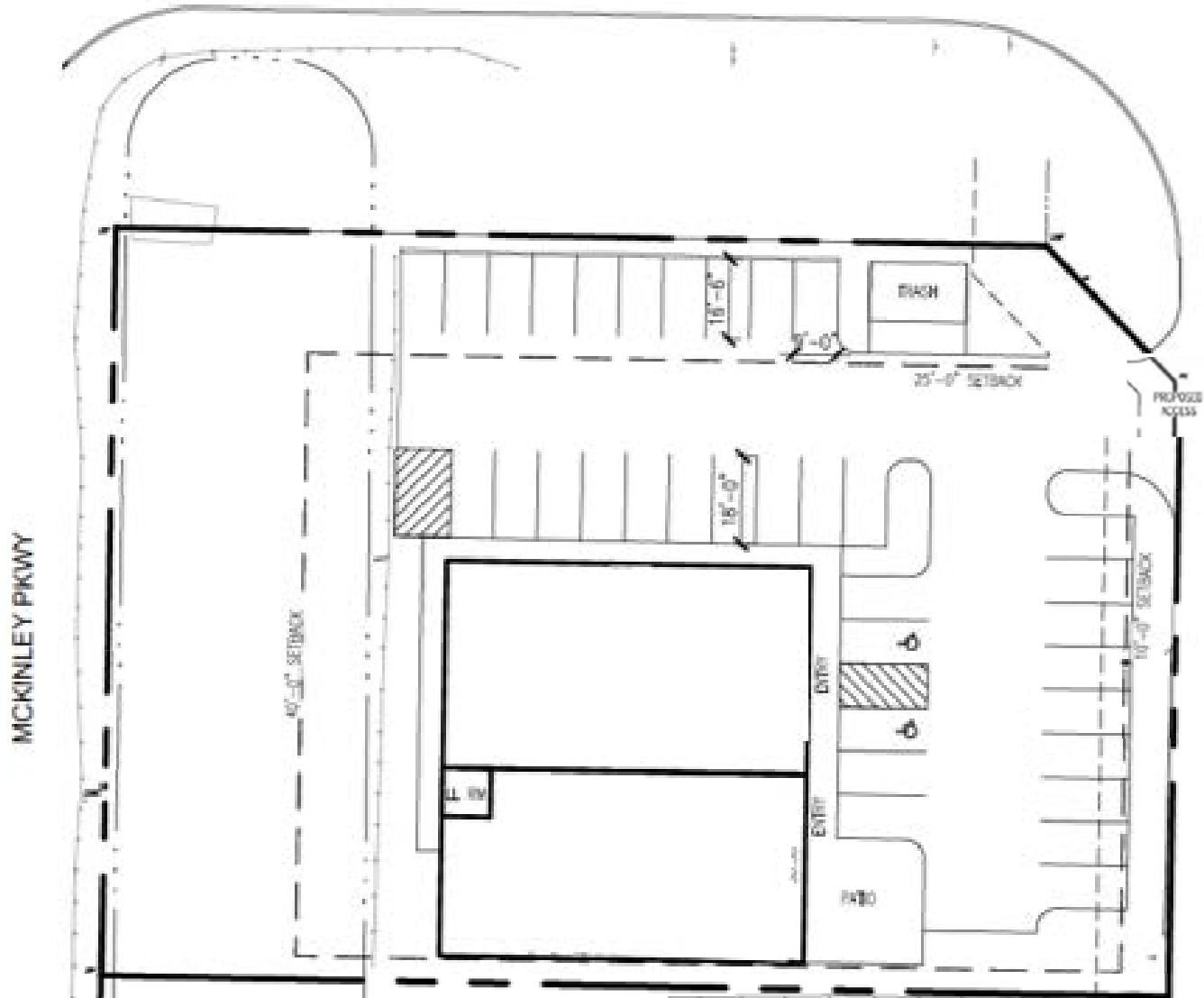
South

Elevation Renderings

Location Map

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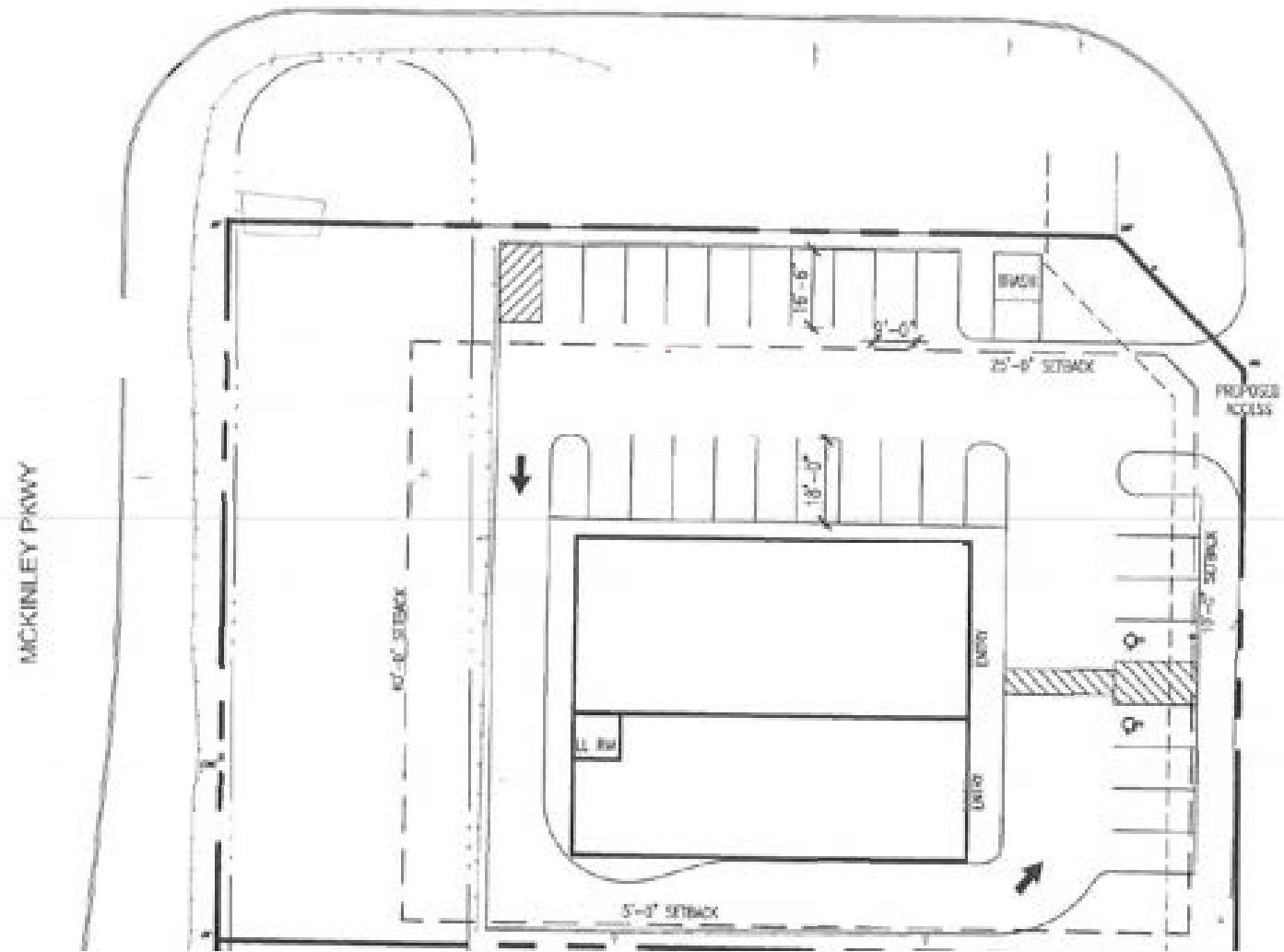
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Preliminary Site Plan 1

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Preliminary Site Plan 2