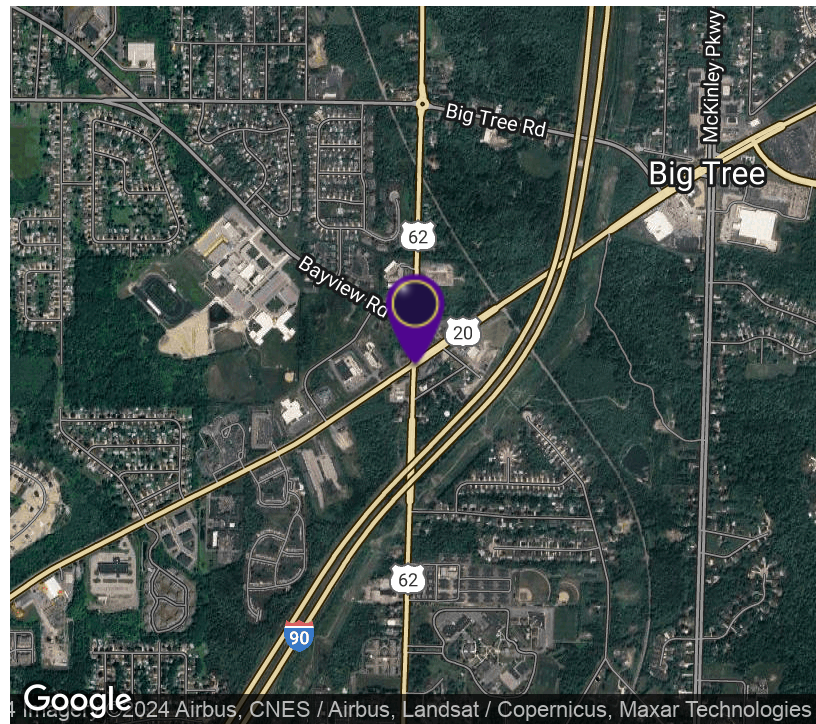
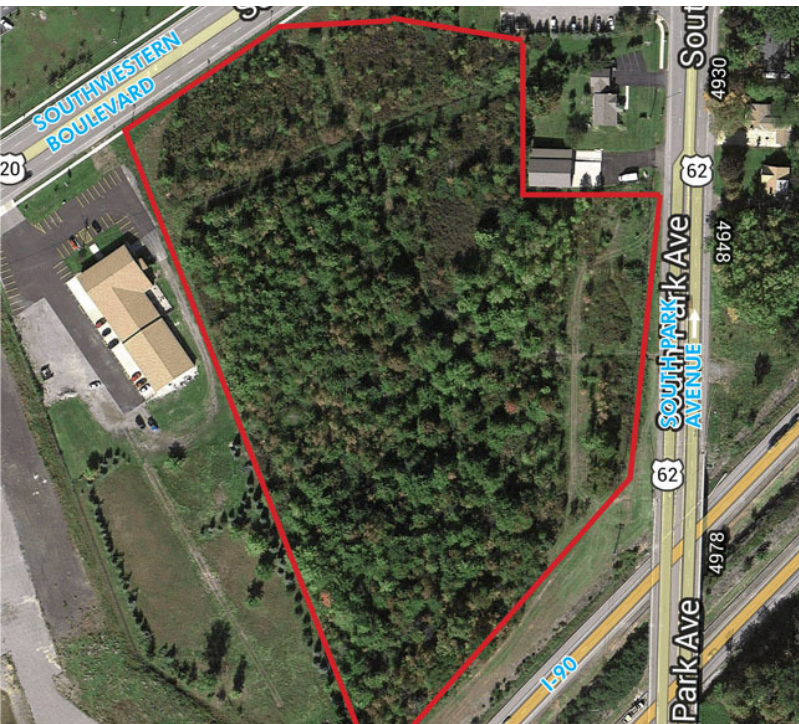


10 ACRES OF VACANT LAND WITH NYS I-90 VISIBILITY

Southwestern Blvd. and South Park Ave, Hamburg, NY 14075



OFFERING SUMMARY

Sale Price: Call for More Details

Lot Size: 10.01 Acres

Zoning: Commercial; C-2

PROPERTY OVERVIEW

10 acre development site in Hamburg, NY. Property has flat topography and 228' of frontage on Southwestern Blvd. 490' frontage on South Park Ave. Property frontage on both streets are across from newly approved Farm and Family Tractor Supply Store and to the West of the property is the new Hamburg Credit Union.

LOCATION OVERVIEW

The subject property is located at the intersection of Southwestern Boulevard and South Park Avenue.

PROPERTY HIGHLIGHTS

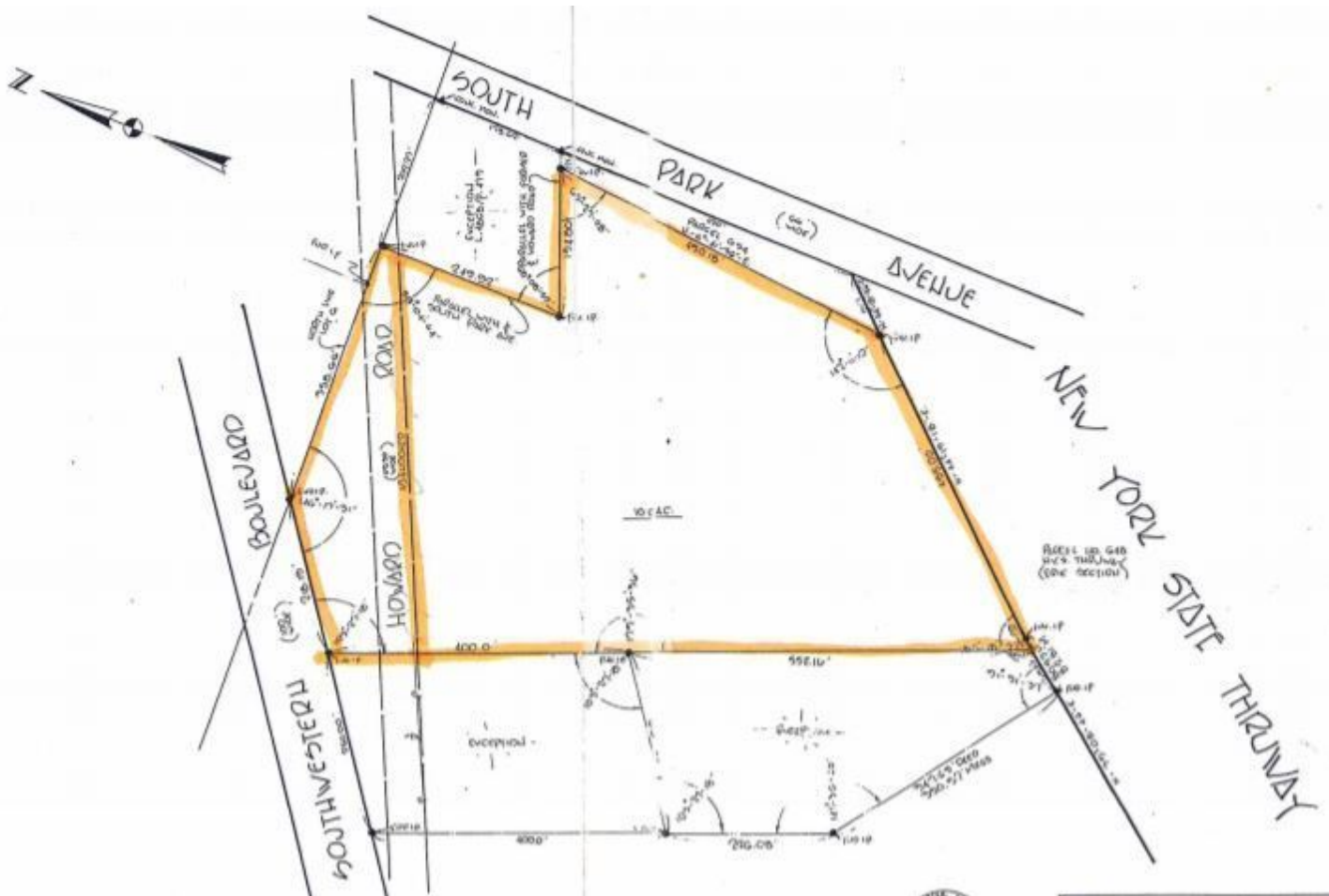
- Great Frontage
- Corner Location
- Flat Topography
- Great Development Opportunity
- Curb Cut
- 490' Frontage on South Park Ave
- Highly Visible from the nearby NYS Thruway I-90



RICK RECCKIO
716.998.4422
rick@recckio.com

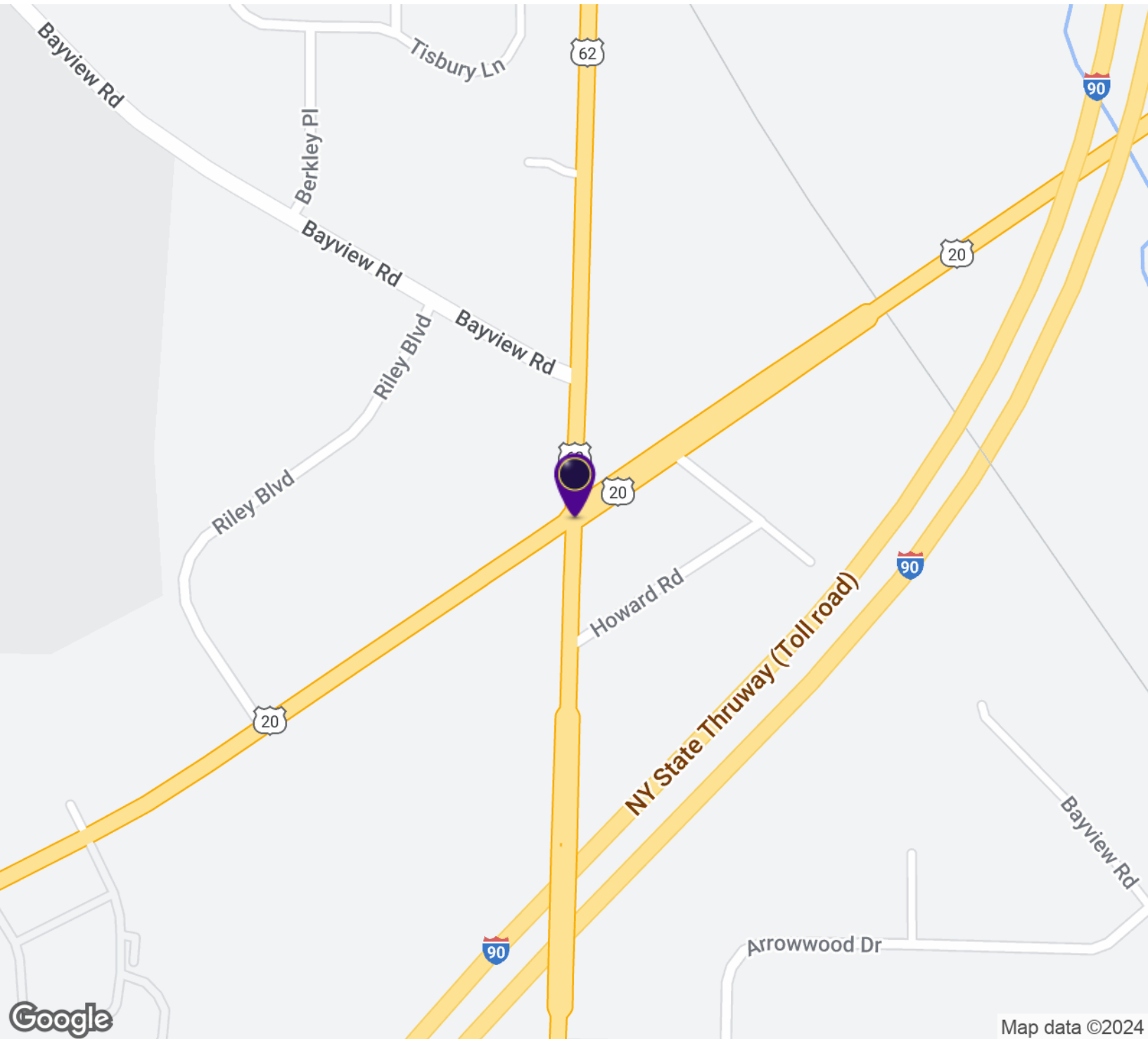
4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

10 ACRES OF VACANT LAND WITH NYS I-90 VISIBILITY
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LOCATION MAPS

10 ACRES OF VACANT LAND WITH NYS I-90 VISIBILITY
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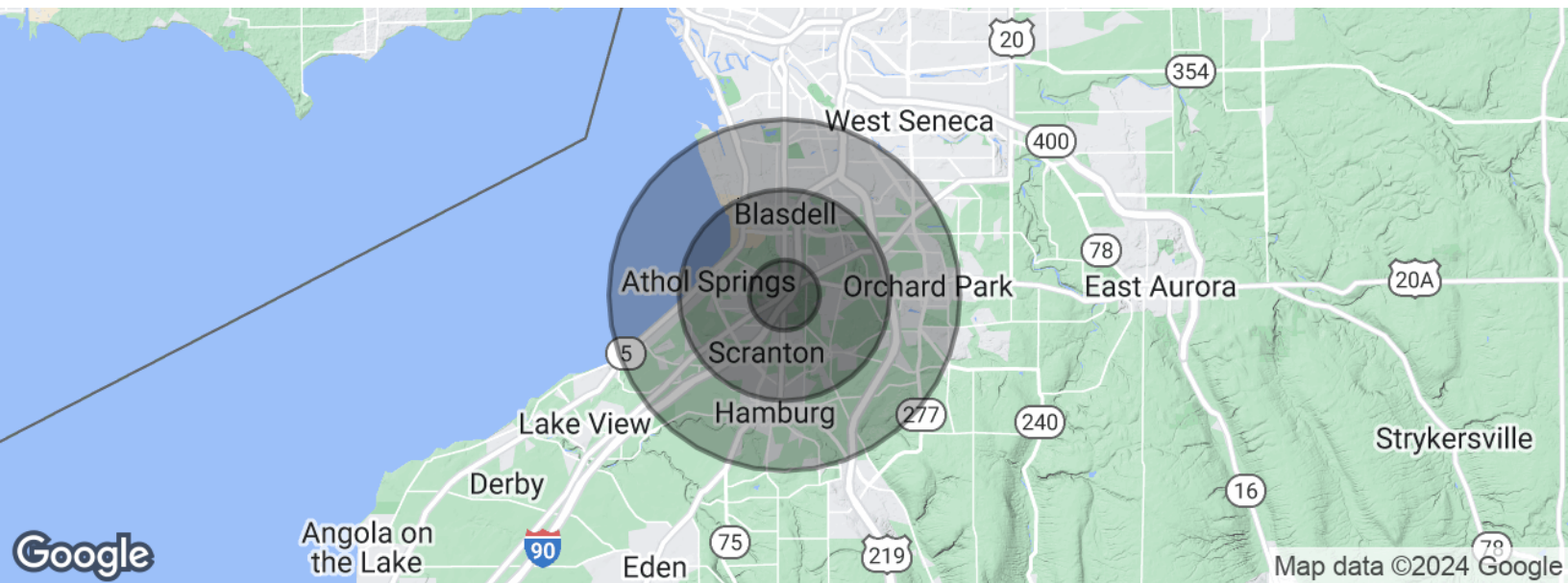


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DEMOGRAPHICS MAP & REPORT

10 ACRES OF VACANT LAND WITH NYS I-90 VISIBILITY Southwestern Blvd. and South Park Ave, Hamburg, NY 14075



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,087	41,828	104,581
Median age	43.4	41.9	42.1
Median age (Male)	41.6	40.2	40.4
Median age (Female)	45.8	43.7	43.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,213	17,956	44,538
# of persons per HH	2.3	2.3	2.3
Average HH income	\$59,303	\$62,933	\$61,775
Average house value	\$147,832	\$146,462	\$144,316

* Demographic data derived from 2020 ACS - US Census



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