

PAD SITE AVAILABLE

5245 Camp Rd
Hamburg, NY 14075



AVAILABLE
1.474 ACRES
PAD SITE

LAND FOR LEASE



Brian Donovan
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460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934



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PROPERTY DESCRIPTION

Excellent opportunity to out-position all QSR competition with a location directly next to the I-90 on/off ramps in Hamburg. Land is available for ground lease or build-to-suit.

LOCATION DESCRIPTION

The available land is in front of the Motel 6 on Camp Road, right by the on- and off-ramps for I-90 in Hamburg, NY. Camp Road/NY-75 connects NY-5 along Lake Ontario to the Village of Hamburg and intersects Southwestern Boulevard/NY-20. Southwestern Boulevard is a growing retail corridor in the southern half of the Buffalo MSA. National retailers in the area include Lowe's, a new Super Walmart, Tim Horton's, McDonald's, Wendy's, Burger King, and Denny's. Hotels in the area include Motel 6, Red Roof Inn, Holiday Inn Express, Comfort Inn, Quality Inn, and Super 8. Several car dealerships are in the area as well, including Ford, Chevrolet, and Chrysler/Dodge/Jeep. Additionally, the exit is regularly used for traffic to and from the Buffalo Bills' stadium, which is a 10-minute drive from the site.

PROPERTY HIGHLIGHTS

- Right next to I-90 on/off ramps
- Site out-positions all QSR competitors
- Ground Lease or Build to Suit

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1.474 Acres
Lot Size:	1.474 Acres

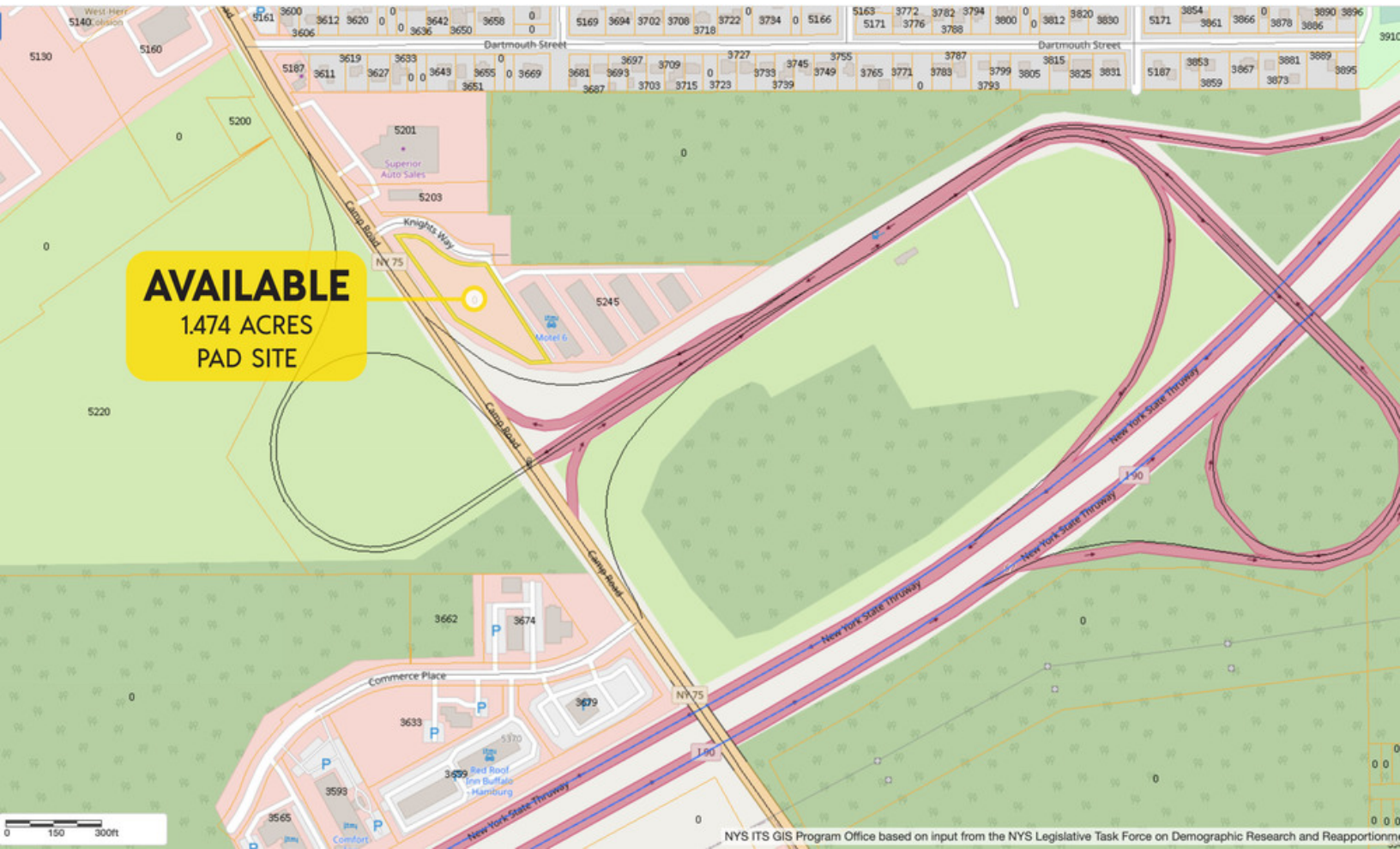


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CAMP RD 27,175 AADT

I-90 ON/OFF RAMP



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DEMOGRAPHICS	1 MI	2 MI	3 MI
Population			
2022 Estimated Population	6,895	25,705	41,468
2027 Projected Population	6,832	25,543	41,094
2020 Census Population	6,961	25,746	41,645
2010 Census Population	6,371	23,422	38,979
2022 Median Age	43.2	44.8	44.8
Households			
2022 Estimated Households	2,949	11,171	17,710
2027 Projected Households	2,955	11,224	17,739
2020 Census Households	2,993	11,169	17,748
2010 Census Households	2,675	9,914	16,201
Race and Ethnicity			
2022 Estimated White	89.5%	89.3%	89.8%
2022 Estimated Black or African American	3.1%	2.6%	2.4%
2022 Estimated Asian or Pacific Islander	1.7%	2.4%	2.0%
2022 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2022 Estimated Other Races	5.5%	5.4%	5.5%
2022 Estimated Hispanic	4.0%	4.6%	4.5%
Income			
2022 Estimated Average Household Income	\$83,921	\$86,854	\$95,696
2022 Estimated Median Household Income	\$80,846	\$72,973	\$76,414
2022 Estimated Per Capita Income	\$35,958	\$37,984	\$41,051
Education (Age 25+)			
2022 Estimated High School Graduate	28.6%	27.4%	26.0%
2022 Estimated Some College	17.7%	18.1%	18.2%
2022 Estimated Associates Degree Only	18.5%	15.9%	15.6%
2022 Estimated Bachelors Degree Only	18.4%	21.2%	21.3%
2022 Estimated Graduate Degree	12.5%	13.3%	15.1%
2022 Estimated College Educated	67.1%	68.5%	70.2%
Business			
2022 Estimated Total Businesses	192	695	1,106
2022 Estimated Total Employees	1,522	6,521	13,318
2022 Estimated Employee Population per Business	7.9	9.4	12.0
2022 Estimated Residential Population per Business	35.9	37.0	37.5



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DEMOGRAPHICS	5 MIN	10 MIN	15 MIN
Population			
2022 Estimated Population	18,176	52,508	106,274
2027 Projected Population	18,080	52,003	105,104
2020 Census Population	18,023	52,894	107,194
2010 Census Population	15,991	49,423	101,734
2022 Median Age	44.5	44.4	43.6
Households			
2022 Estimated Households	7,966	22,299	45,237
2027 Projected Households	8,013	22,319	45,201
2020 Census Households	7,882	22,422	45,530
2010 Census Households	6,794	20,518	42,764
Race and Ethnicity			
2022 Estimated White	89.1%	89.7%	87.4%
2022 Estimated Black or African American	2.8%	2.5%	3.9%
2022 Estimated Asian or Pacific Islander	2.5%	1.8%	1.6%
2022 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
2022 Estimated Other Races	5.4%	5.7%	6.7%
2022 Estimated Hispanic	4.5%	4.5%	5.3%
Income			
2022 Estimated Average Household Income	\$82,818	\$93,816	\$84,832
2022 Estimated Median Household Income	\$73,675	\$76,366	\$69,996
2022 Estimated Per Capita Income	\$36,500	\$39,998	\$36,247
Education (Age 25+)			
2022 Estimated High School Graduate	29.1%	27.0%	29.2%
2022 Estimated Some College	17.9%	18.4%	17.4%
2022 Estimated Associates Degree Only	16.4%	15.2%	14.5%
2022 Estimated Bachelors Degree Only	19.5%	21.2%	20.0%
2022 Estimated Graduate Degree	12.6%	13.7%	12.4%
2022 Estimated College Educated	66.4%	68.5%	64.3%
Business			
2022 Estimated Total Businesses	464	1,443	3,071
2022 Estimated Total Employees	4,573	16,008	45,038
2022 Estimated Employee Population per Business	9.9	11.1	14.7
2022 Estimated Residential Population per Business	39.2	36.4	34.6



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