

# PAD SITE AVAILABLE

5245 Camp Rd  
Hamburg, NY 14075



LAND FOR SALE

**AVAILABLE**  
1.474 ACRES  
PAD SITE



**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934





# PAD SITE AVAILABLE

5245 Camp Rd  
Hamburg, NY 14075



## 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 sale, 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 available as well

## OFFERING SUMMARY

Sale Price:	\$575,000
Lot Size:	1.474 Acres



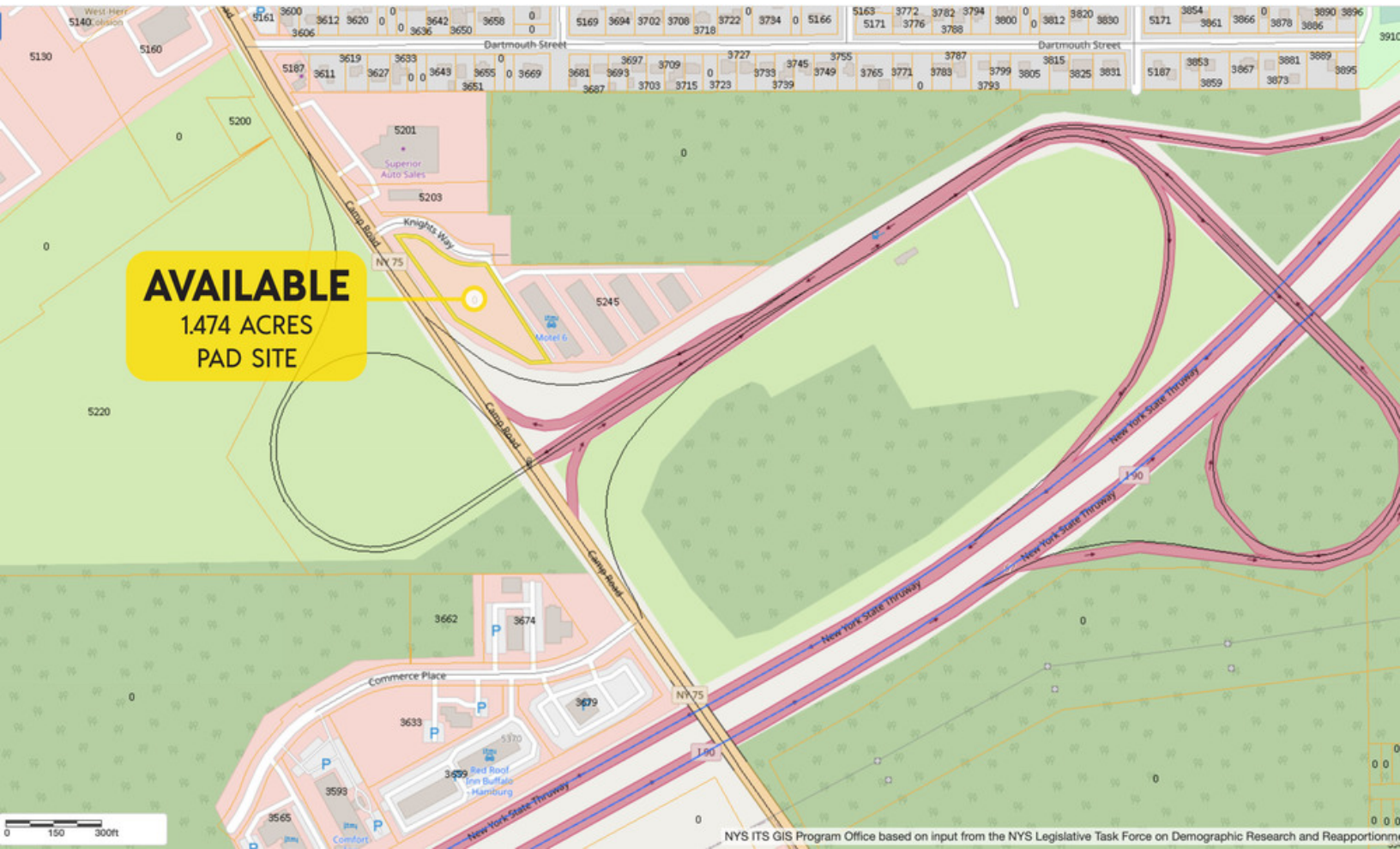
**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934





# PAD SITE AVAILABLE

5245 Camp Rd  
Hamburg, NY 14075



**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934





# PAD SITE AVAILABLE

5245 Camp Rd  
Hamburg, NY 14075



Imagery ©2020, CNES / Airbus, Maxar Technologies, New York GIS, U.S. Geological Survey, USDA Farm



Brian Donovan  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934





# PAD SITE AVAILABLE

5245 Camp Rd  
Hamburg, NY 14075



**AVAILABLE**  
1.474 ACRES  
PAD SITE



Brian Donovan  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934





# PAD SITE AVAILABLE

5245 Camp Rd  
Hamburg, NY 14075



**AVAILABLE**

1.474 ACRES  
PAD SITE

I-90 ON/OFF RAMP

CAMP RD 27,175 AADT



**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934





# PAD SITE AVAILABLE

5245 Camp Rd  
Hamburg, NY 14075



**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934



# PAD SITE AVAILABLE

5245 Camp Rd  
Hamburg, NY 14075



DEMOGRAPHICS	1 MI	2 MI	3 MI
<b>Population</b>			
<b>2022 Estimated Population</b>	<b>6,895</b>	<b>25,705</b>	<b>41,468</b>
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
<b>2022 Median Age</b>	<b>43.2</b>	<b>44.8</b>	<b>44.8</b>
<b>Households</b>			
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
<b>Race and Ethnicity</b>			
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%
<b>Income</b>			
2022 Estimated Average Household Income	\$83,921	\$86,854	\$95,696
<b>2022 Estimated Median Household Income</b>	<b>\$80,846</b>	<b>\$72,973</b>	<b>\$76,414</b>
2022 Estimated Per Capita Income	\$35,958	\$37,984	\$41,051
<b>Education (Age 25+)</b>			
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%
<b>2022 Estimated College Educated</b>	<b>67.1%</b>	68.5%	70.2%
<b>Business</b>			
2022 Estimated Total Businesses	192	695	1,106
<b>2022 Estimated Total Employees</b>	<b>1,522</b>	<b>6,521</b>	<b>13,318</b>
2022 Estimated Employee Population per Business	7.9	9.4	12.0
2022 Estimated Residential Population per Business	35.9	37.0	37.5



**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934





# PAD SITE AVAILABLE

5245 Camp Rd  
Hamburg, NY 14075



**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934





# PAD SITE AVAILABLE

5245 Camp Rd  
Hamburg, NY 14075



DEMOGRAPHICS	5 MIN	10 MIN	15 MIN
<b>Population</b>			
<b>2022 Estimated Population</b>	<b>18,176</b>	<b>52,508</b>	<b>106,274</b>
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
<b>2022 Median Age</b>	<b>44.5</b>	<b>44.4</b>	<b>43.6</b>
<b>Households</b>			
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
<b>Race and Ethnicity</b>			
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%
<b>Income</b>			
2022 Estimated Average Household Income	\$82,818	\$93,816	\$84,832
<b>2022 Estimated Median Household Income</b>	<b>\$73,675</b>	<b>\$76,366</b>	<b>\$69,996</b>
2022 Estimated Per Capita Income	\$36,500	\$39,998	\$36,247
<b>Education (Age 25+)</b>			
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%
<b>2022 Estimated College Educated</b>	<b>66.4%</b>	<b>68.5%</b>	<b>64.3%</b>
<b>Business</b>			
2022 Estimated Total Businesses	464	1,443	3,071
<b>2022 Estimated Total Employees</b>	<b>4,573</b>	<b>16,008</b>	<b>45,038</b>
2022 Estimated Employee Population per Business	9.9	11.1	14.7
2022 Estimated Residential Population per Business	39.2	36.4	34.6



**Brian Donovan**  
716.998.2943 | [brian@donovanres.com](mailto:brian@donovanres.com)  
460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934

