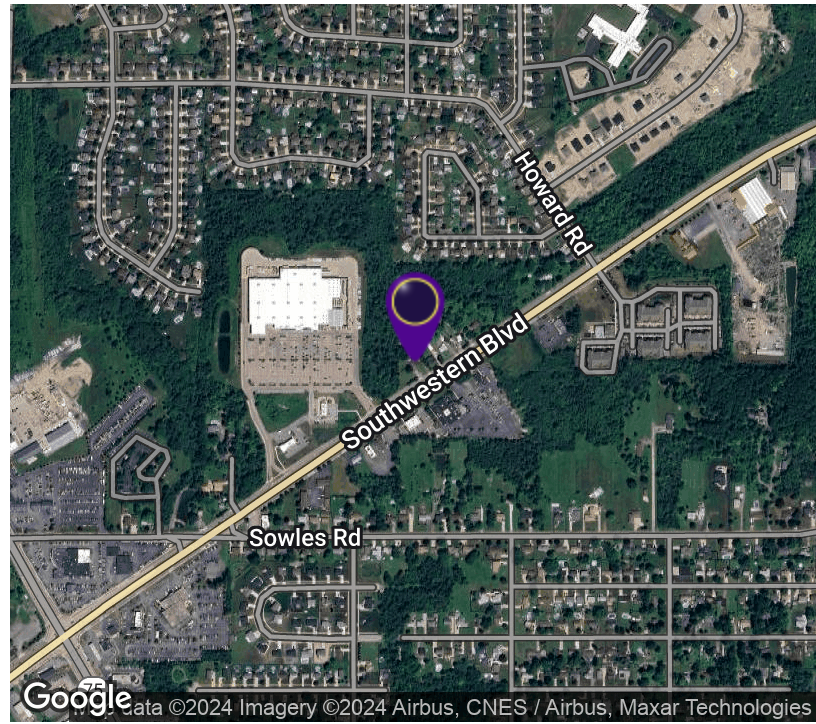


1.2 +/- Acres Vacant Land

4888 Southwestern Blvd, Hamburg, NY 14075



OFFERING SUMMARY

Sale Price: \$650,000

Lot Size: 1.2 Acres

Price / SF: \$12.43

PROPERTY OVERVIEW

Redevelopment Site consisting of 1.2 +/- Acres with 179' +/- FT Frontage on Southwestern Blvd. with an irregular depth adjacent to East of Lowes Plaza with a KFC and Jiffy Lube on Out Parcels.

LOCATION OVERVIEW

Located adjacent to Lowes Plaza with a KFC and Jiffy Lube on out parcel between Camp Rd. Rt 75 and Southpark Ave. Rt. 62. Minutes from NY Thruway I-90 Exit 57 on Camp Rd. Minutes from downtown Buffalo.

PROPERTY HIGHLIGHTS

- 179' Frontage x 347' of Irregular Depth
- Adjacent to East of Lowes Plaza
- 1.2 +/- Acres
- Excellent Exposure
- Motivated Seller



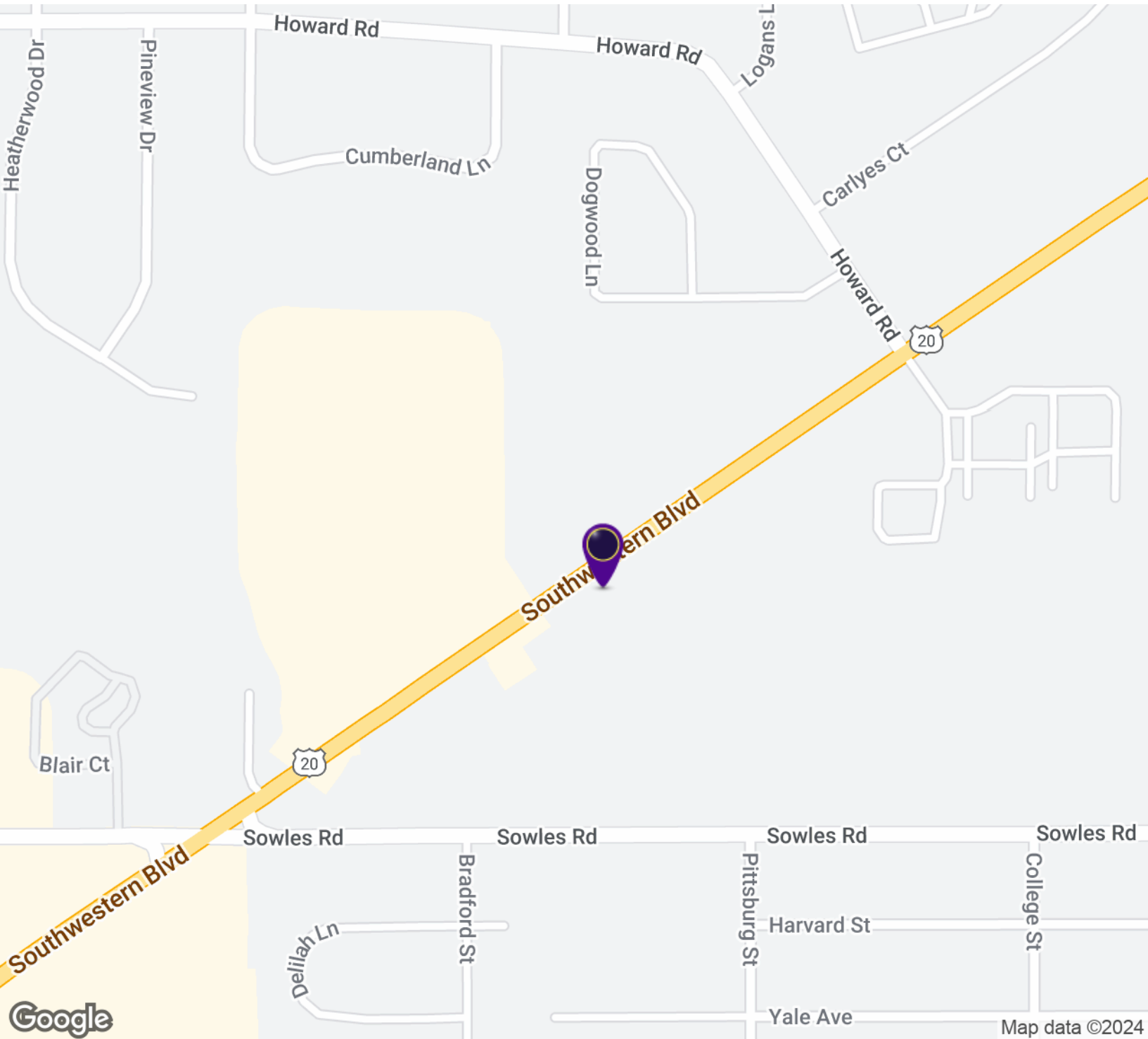
RICK RECCKIO
716.998.4422
rick@recckio.com

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

LOCATION MAP

1.2 +/- Acres Vacant Land

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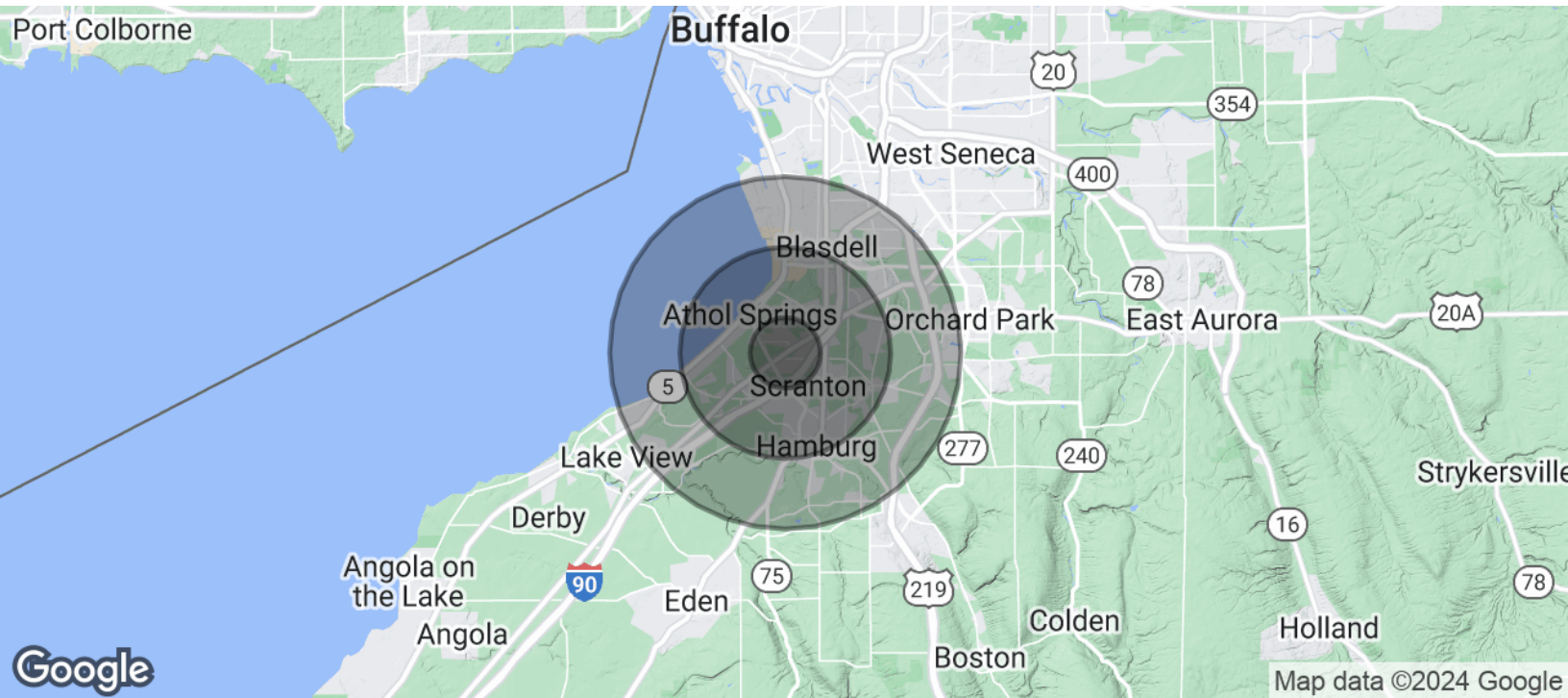


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,202	38,790	85,566
Average Age	45.2	42.0	41.6
Average Age (Male)	42.8	40.1	40.1
Average Age (Female)	48.3	44.2	43.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,215	16,288	35,921
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$63,340	\$68,174	\$64,236
Average House Value	\$125,947	\$143,322	\$145,709

* Demographic data derived from 2020 ACS - US Census



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