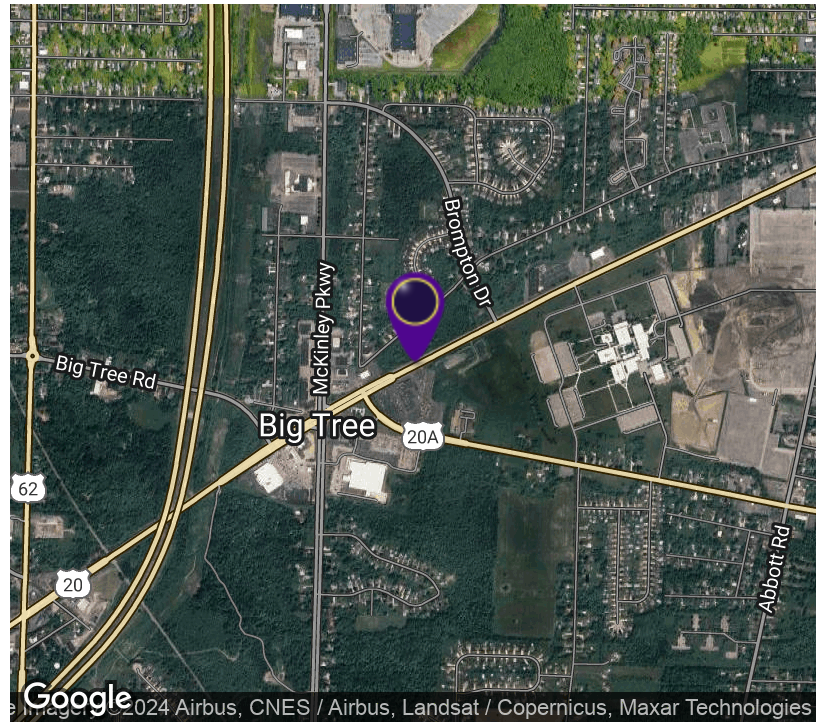


4150 Southwestern Boulevard

Hamburg, NY 14075



OFFERING SUMMARY

Sale Price: Call for More Details

Available SF:

Lot Size: 4.0 Acres

Price / SF: -

PROPERTY OVERVIEW

This lot consists of two vacant land parcels; one 4 acre parcel and one 6 acre parcel both on Southwestern Boulevard in Hamburg, NY. 4 acre lot size is 350' x 527' deep. Call broker for additional details.

LOCATION OVERVIEW

Property is situated approximately one half mile from McKinley Mall. Across from Erie Community College and Approximately 1 mile west of the Buffalo Bills Stadium. Located approximately 1,500 ft. East of McKinley Parkway. Nearby tenants are Tops, Wal-Mart, Burger King, City Mattress, and Perkins on the Seven Corners. One half mile south of the McKinley Mall. This is a prime location with extreme exposure for an establishment. Many great thriving businesses surround this property. It is one of the most populated intersections in Western New York.

PROPERTY HIGHLIGHTS

-



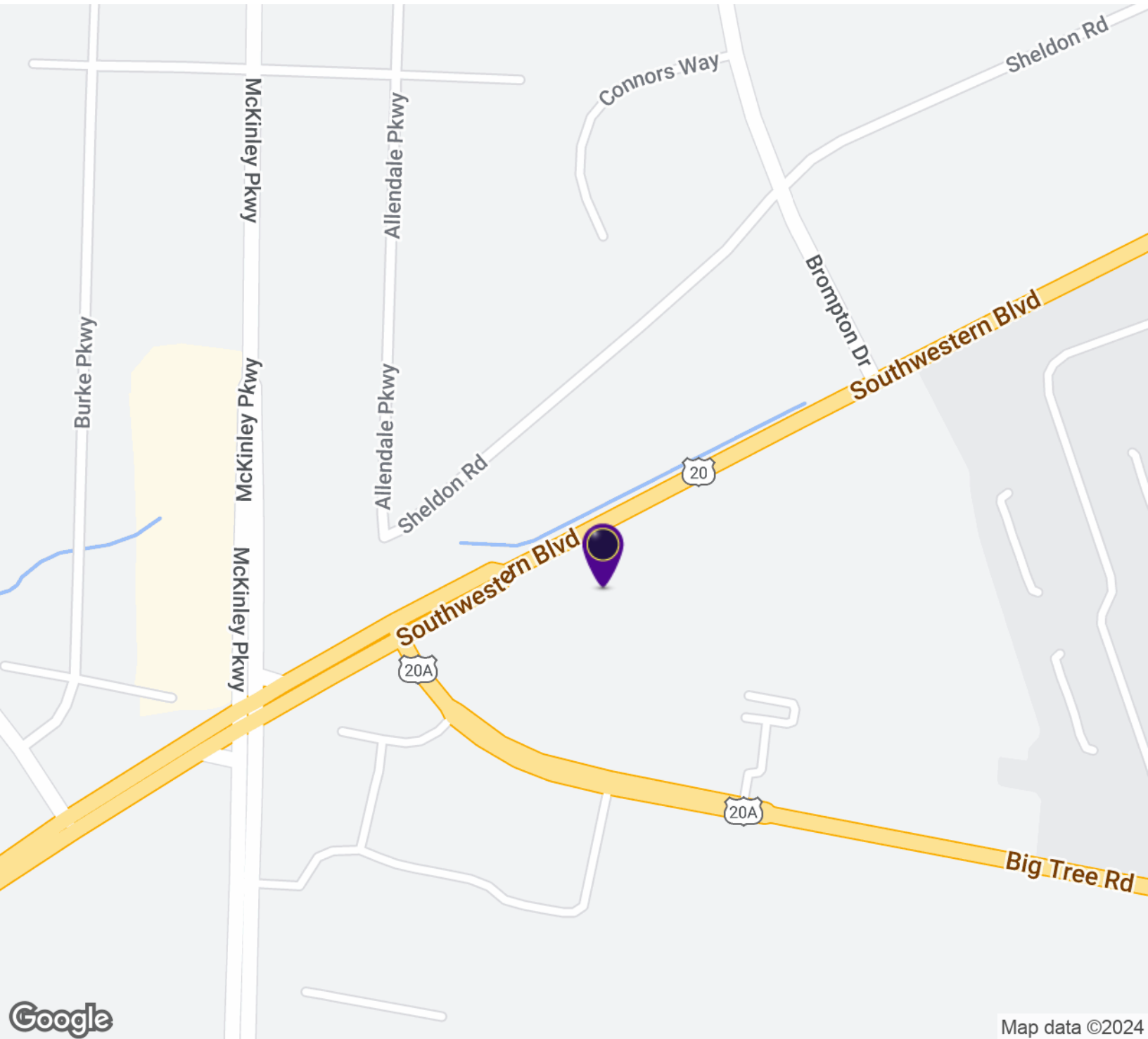
RICK RECCKIO
716.998.4422
rick@recckio.com

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

LOCATION MAP

4150 Southwestern Boulevard

Hamburg, NY 14075

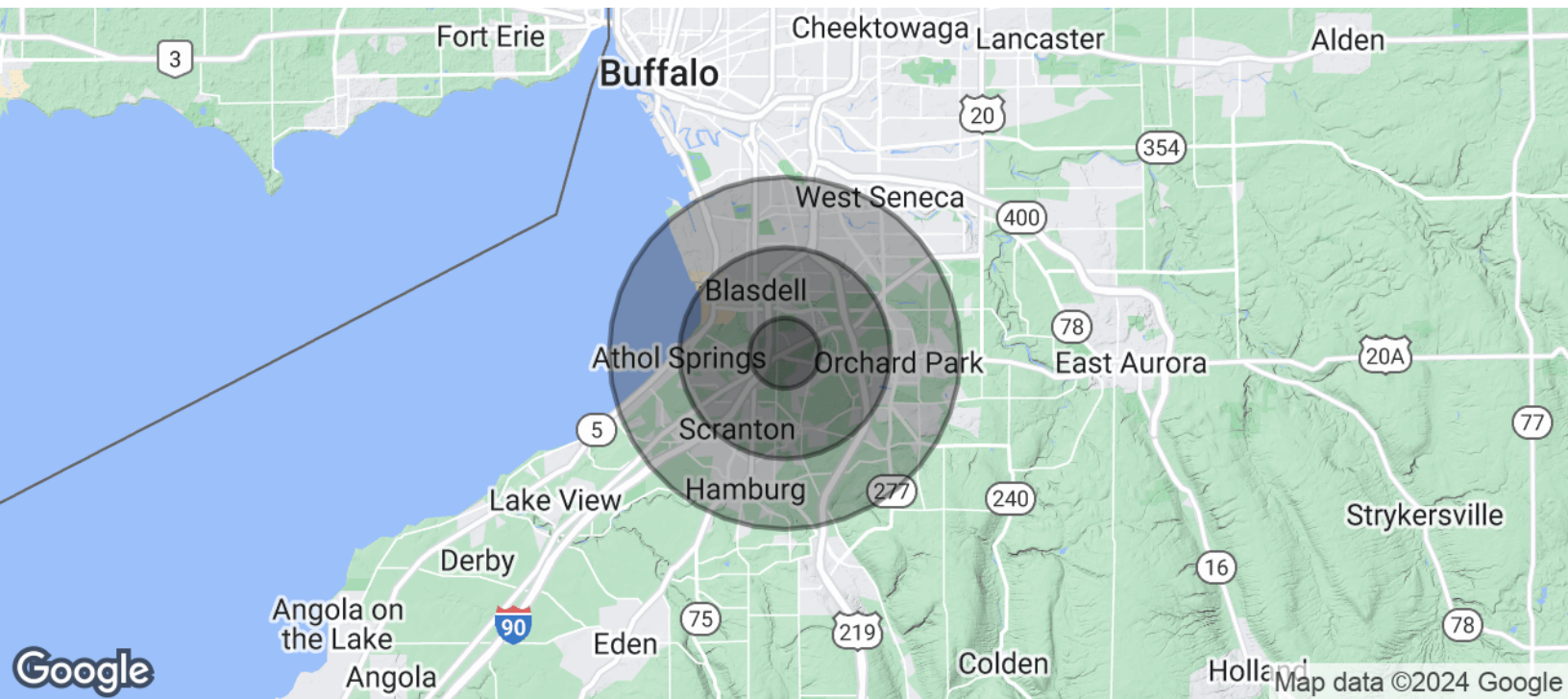


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,496	82,275	207,971
Average Age	44.4	42.0	42.3
Average Age (Male)	43.0	40.1	40.1
Average Age (Female)	47.5	44.2	44.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,331	35,264	89,664
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$56,208	\$55,825	\$54,447
Average House Value	\$122,883	\$119,666	\$118,551

* Demographic data derived from 2020 ACS - US Census