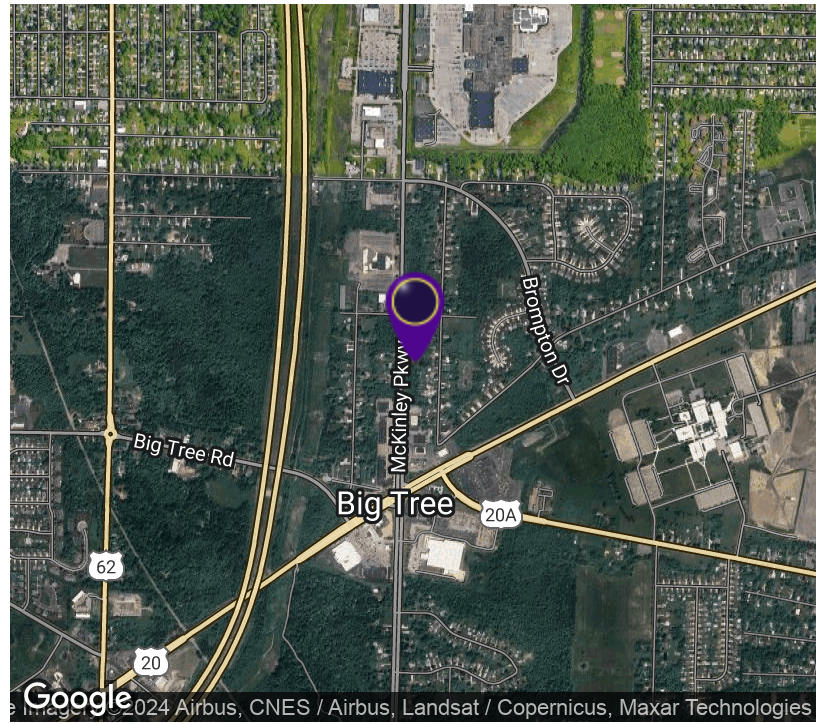


.78+/- Acres Vacant Land

4045 McKinley Pky, Hamburg, NY 14219



OFFERING SUMMARY

Sale Price: \$349,900

Available SF:

Lot Size: 0.78 Acres

Submarket: South

Price / SF: \$10.30

PROPERTY OVERVIEW

0.78+/- Acres of Vacant land for sale. Zoned for general business and restricted for auto uses. Prime development site with lot dimensions of 159' X 204'. There is also additional vacant land available to the north with dimensions of 209' X 200' or 0.96+/- acres, which would make for a total of approximately 1.74+/- acres a combined lot size of 368' +/- X 200' +/-.

LOCATION OVERVIEW

Just South of Dorchester Pkwy. Close proximity to the I-90 New York State Thruway and Route 20. Near a big variety of retailers and attractions such as; Bounce Magic, La Tolteca, Fuji Grill, Burger King, Verizon, Stellar Dental, and more.

PROPERTY HIGHLIGHTS

- 209' X 163', 0.78+/- Acres
- High Traffic Counts
- Motivated Seller
- 1.5 Miles North of 7 Corners Section
- Excellent Location



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Williamsville, NY 14221
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ADDITIONAL PHOTOS

.78+/- Acres Vacant Land

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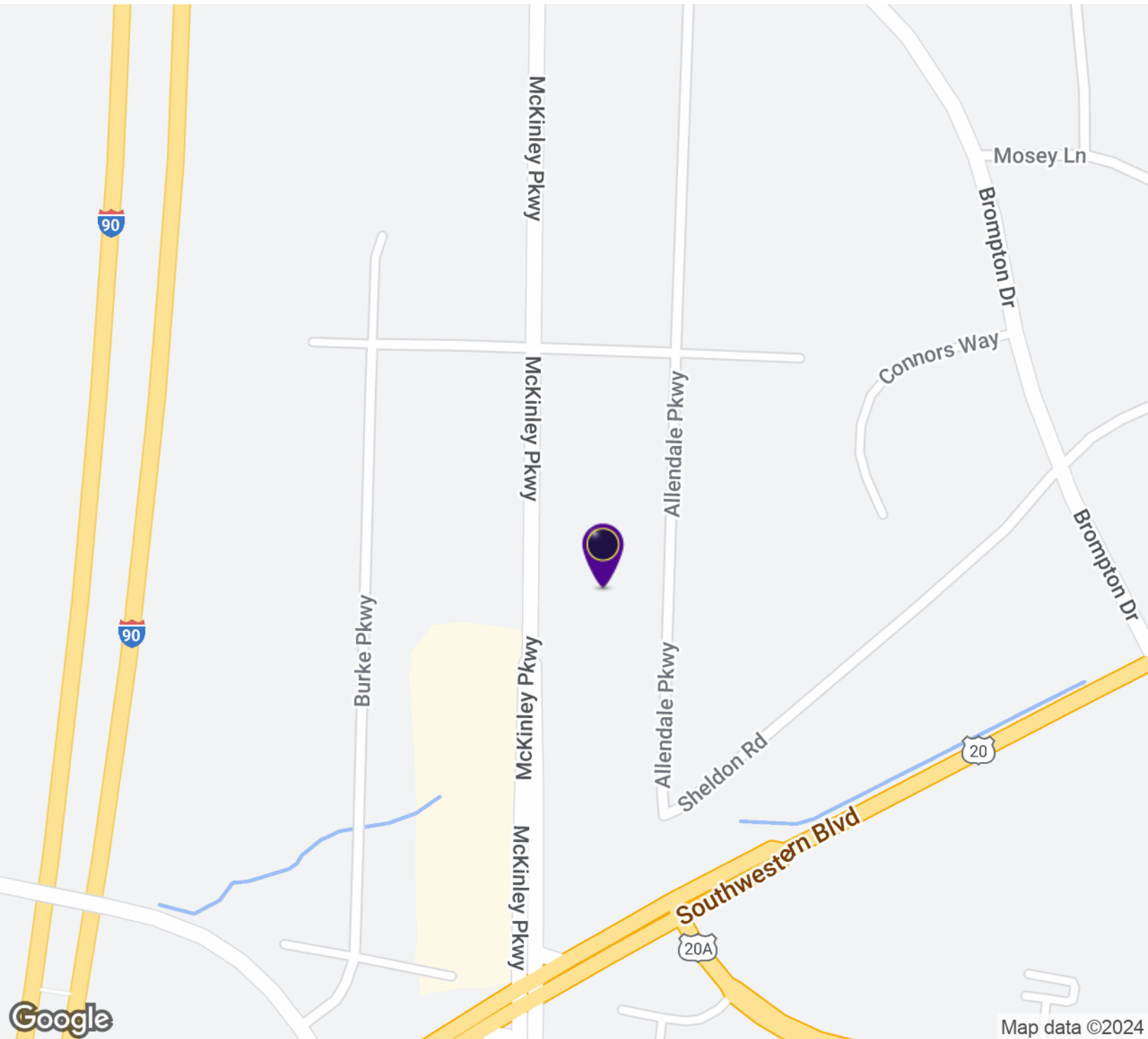
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LOCATION MAP

.78+/- Acres Vacant Land

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,623	41,802	126,971
Average Age	40.9	42.5	42.0
Average Age (Male)	40.5	40.9	40.0
Average Age (Female)	41.4	44.1	43.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,517	18,143	53,821
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$58,131	\$58,387	\$61,285
Average House Value	\$154,643	\$142,213	\$141,666

** Demographic data derived from 2020 ACS - US Census*