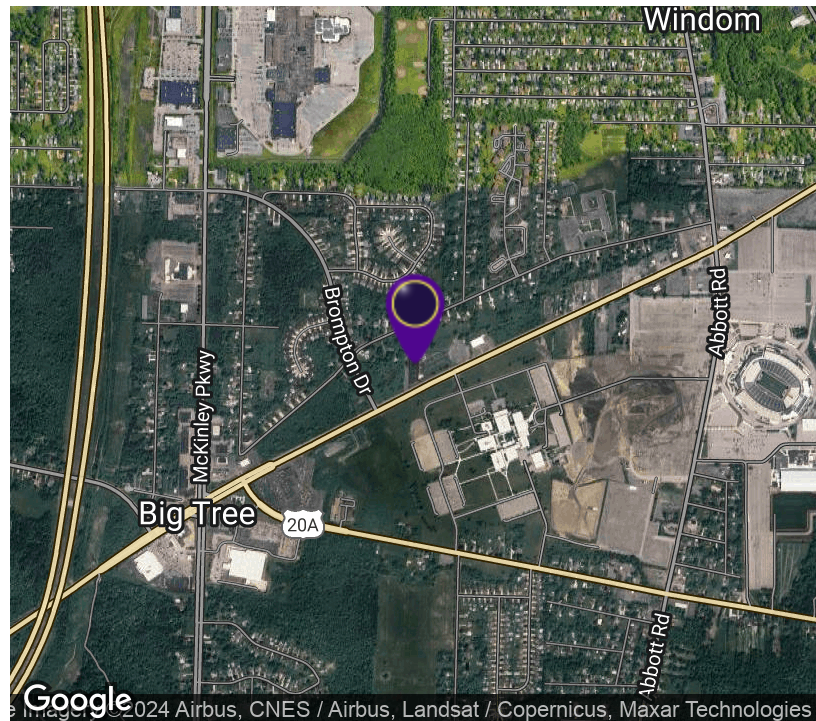


# 4050 Southwestern Boulevard

Hamburg, NY 14075



## OFFERING SUMMARY

Sale Price: Call for More Details

## PROPERTY OVERVIEW

20,000 Square Foot, 4 acre lot for lease along Southwestern Blvd. Build to suit opportunity and will sub-divide. Zoned commercial and would be ideal for both retail and/or professional and medical office applications. Ample frontage along Southwestern Blvd and high daily traffic count.

## LOCATION OVERVIEW

Located along Southwestern Boulevard in Hamburg, NY. Close proximity to Bert's Bikes, Mercy Hospital, the MNC Center, and the Buffalo Bills Stadium.

Lot Size: 4.0 Acres

## PROPERTY HIGHLIGHTS

- Great Location
- Traffic Signal Access
- Close Proximity to Rt. 219
- High Traffic Count
- Ample Frontage



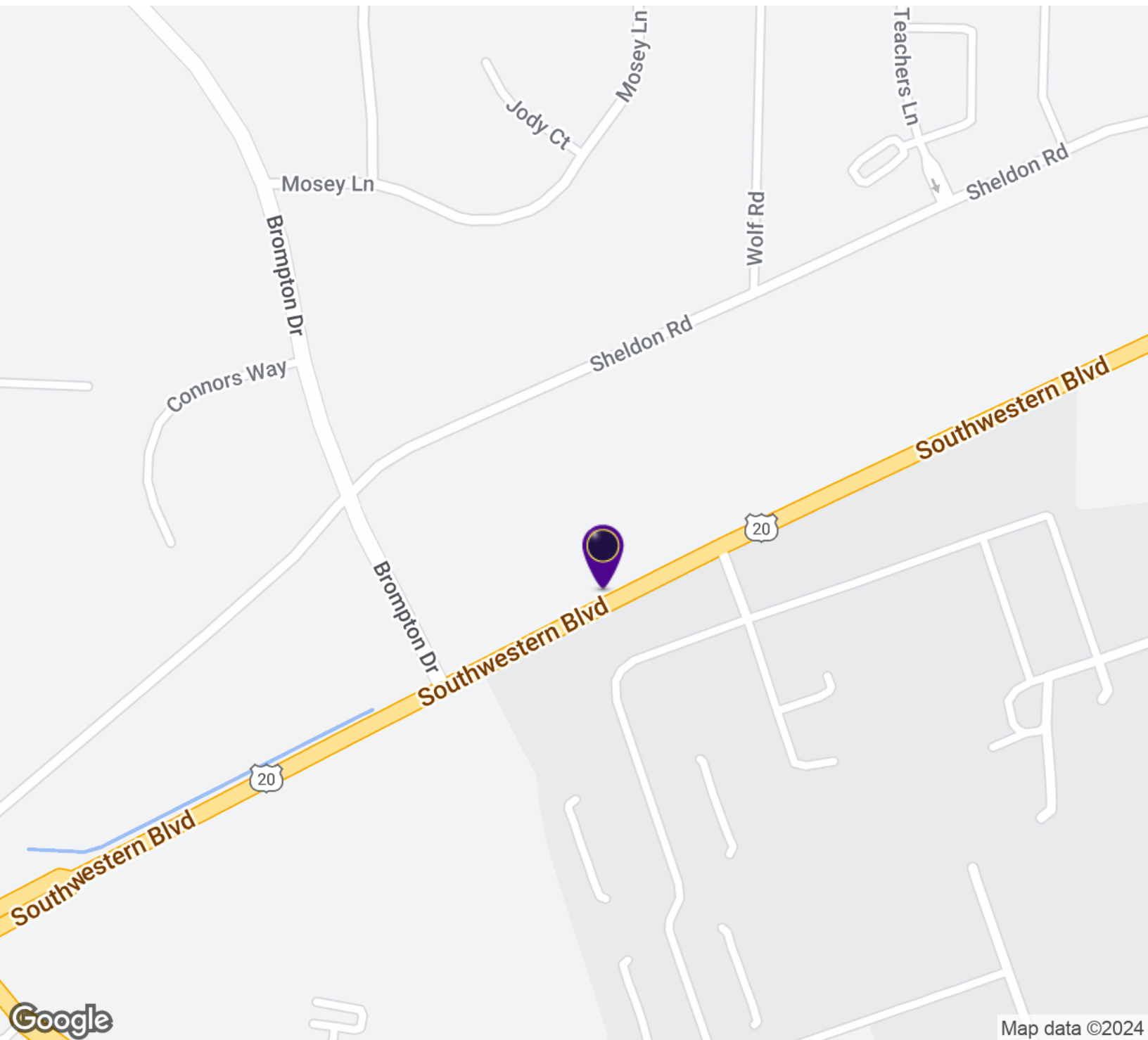
**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

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

## LOCATION MAP

# 4050 Southwestern Boulevard

Hamburg, NY 14075

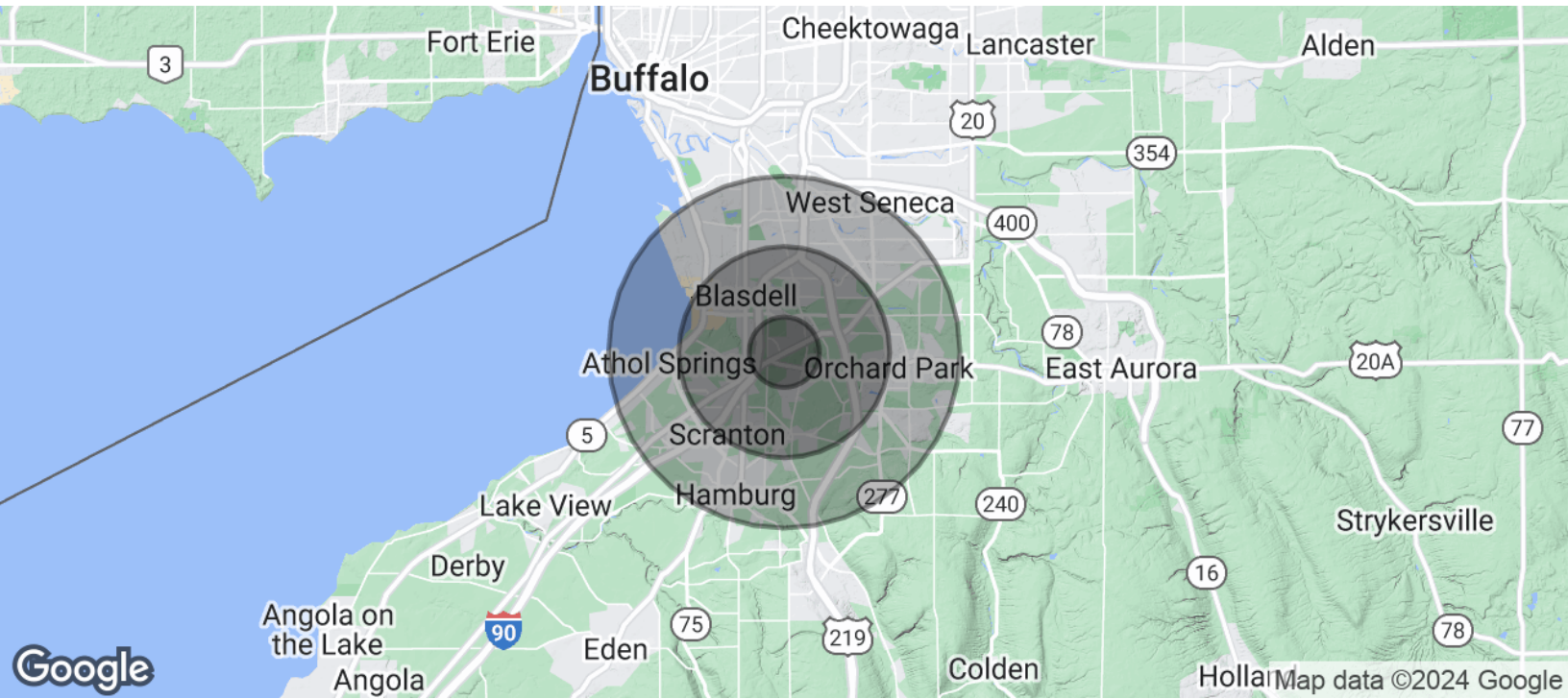


**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

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

# 4050 Southwestern Boulevard

Hamburg, NY 14075



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,573	43,453	120,648
Average Age	44.7	44.9	44.2
Average Age (Male)	43.9	42.2	42.5
Average Age (Female)	47.1	47.2	46.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,141	20,988	55,674
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$71,637	\$69,369	\$78,137
Average House Value	\$178,560	\$166,609	\$174,926

2020 American Community Survey (ACS)



**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