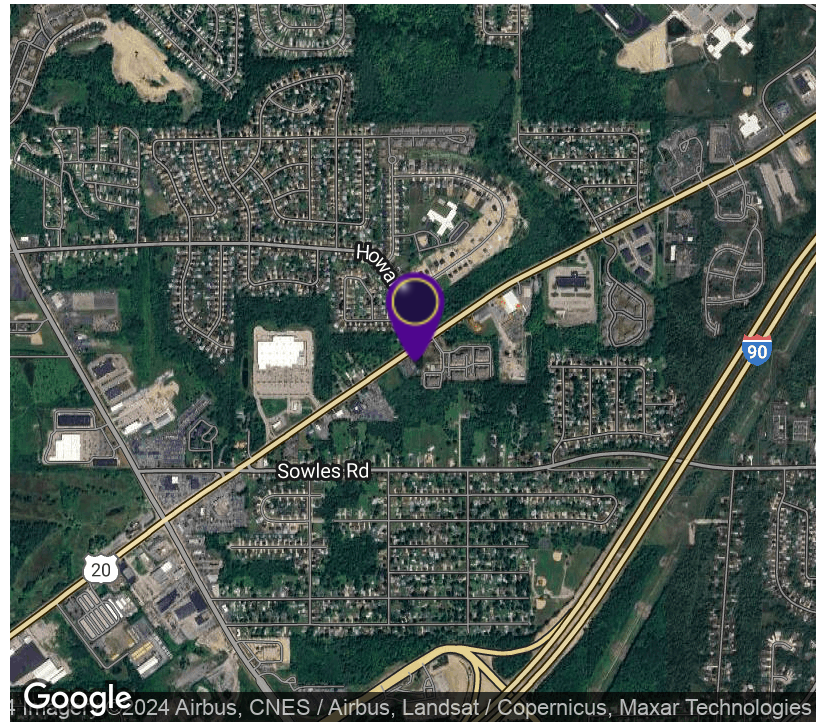


# 4837 Southwestern Boulevard

Hamburg, NY 14075



## OFFERING SUMMARY

Sale Price: \$1,250,000

Lot Size: 3.2 Acres

Price / SF: \$8.97

## PROPERTY OVERVIEW

624' x 542' with an irregular depth. Situated on the heavily traveled Southwestern Blvd. approximately 1 mile north of NYS Thruway I-90 on off ramps. (exit 57).

Property offers high visibility and accessibility. 1/4 Mile east of Lowes, Big box retail, restaurants and banks nearby. Excellent demographics and traffic counts. Superb thruway and expressway access.

## LOCATION OVERVIEW

Route 20 (Southwestern Blvd), just north of the New York State Thruway.

## PROPERTY HIGHLIGHTS

- High Visibility
- High Traffic Count
- Easy access to Thruway
- Plenty of frontage
- High and dry land
- Nearby NY Thruway



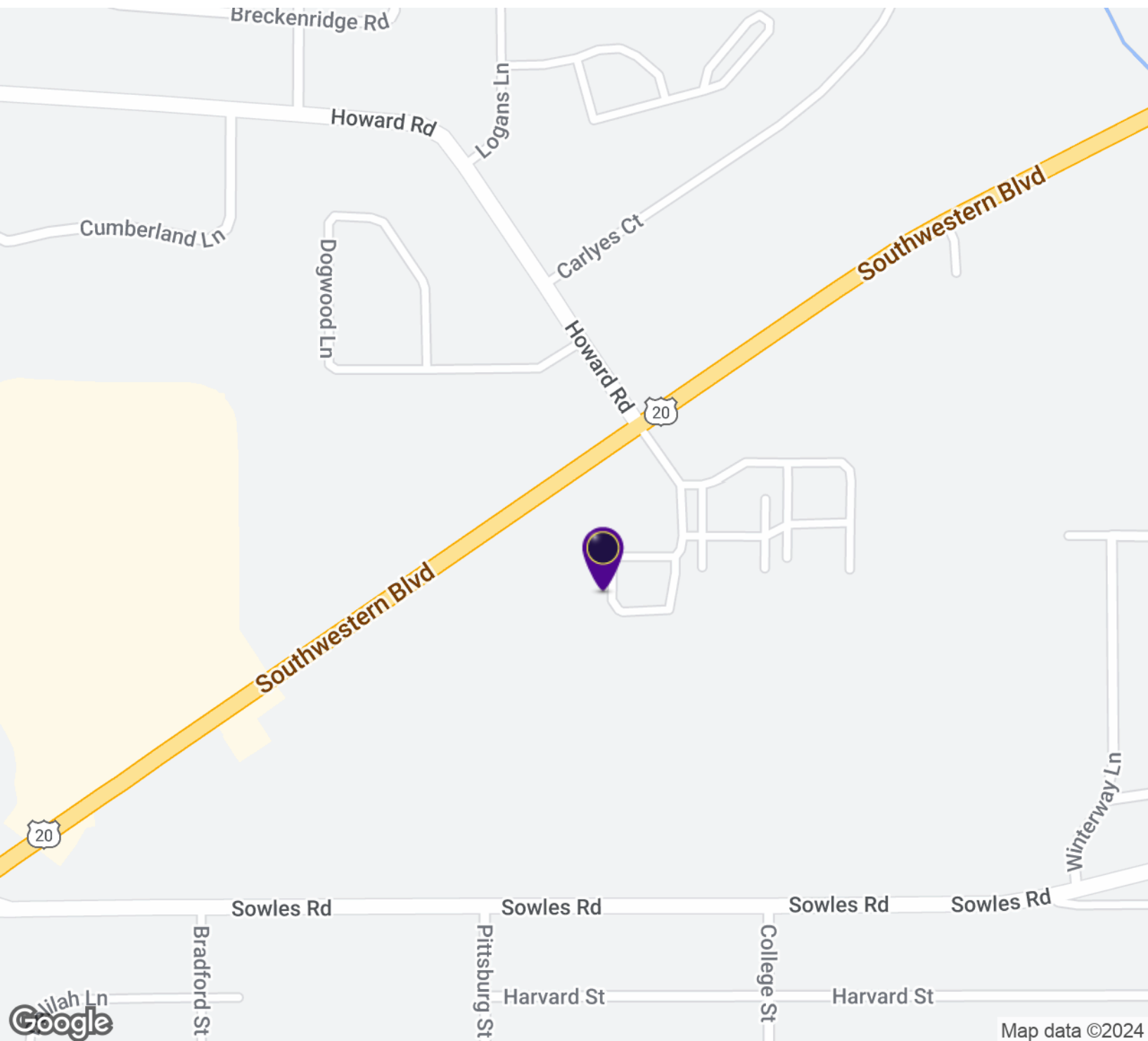
**RICK RECCKIO**  
716.998.4422  
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4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
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## LOCATION MAP

# 4837 Southwestern Boulevard

Hamburg, NY 14075

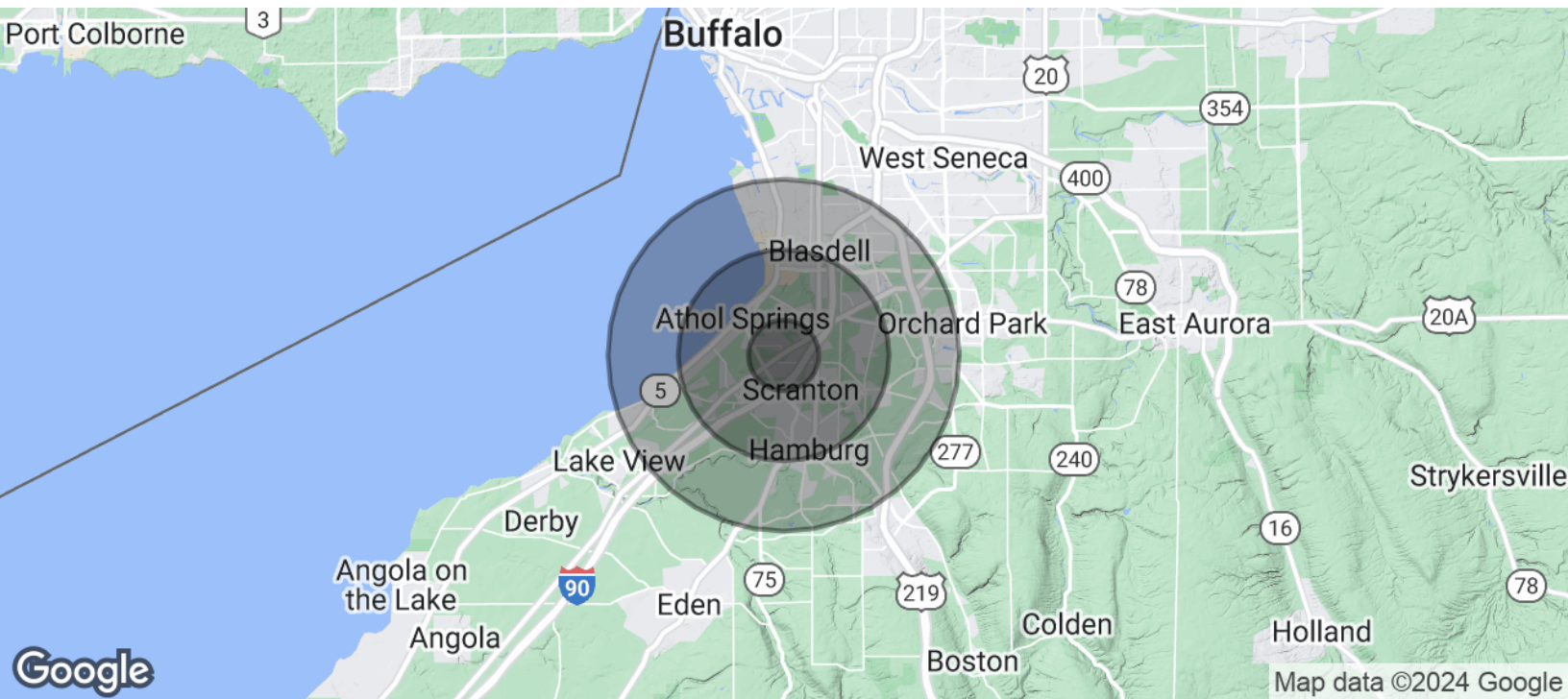


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,155	40,205	88,010
Average Age	45.2	41.9	41.6
Average Age (Male)	42.8	40.1	40.1
Average Age (Female)	48.4	44.1	43.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,198	16,929	36,994
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$62,481	\$67,536	\$63,823
Average House Value	\$126,412	\$144,102	\$145,548

2020 American Community Survey (ACS)



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