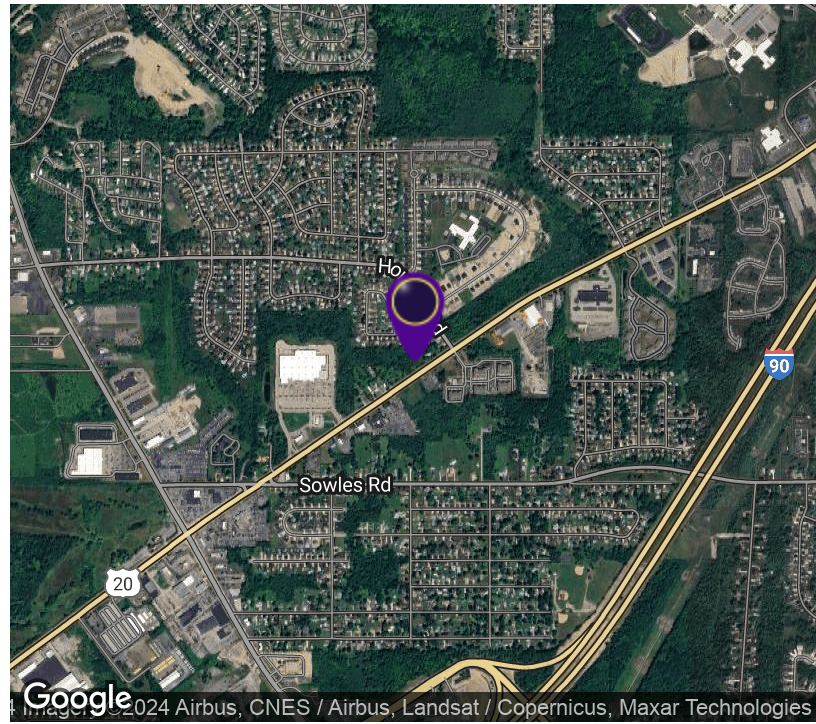


Vacant Land

4840 Southwestern Blvd., Hamburg, NY 14075



OFFERING SUMMARY

Sale Price: \$119,900

Lot Size: 0.66 Acres

Price / SF: \$4.17

PROPERTY OVERVIEW

0.66+/- acres of vacant land available for sale. Lot has 121' of frontage on Southwestern Blvd. and would be ideal for a new retail or office development. Clear and flat topography with commercial zoning.

LOCATION OVERVIEW

Located just west of 4828 Southwestern Boulevard and east of the house at 4862 Southwestern Boulevard in Hamburg, NY. Lot is roughly 520' off the corner of Howard Rd.

PROPERTY HIGHLIGHTS

- Great Development Opportunity
- Excellent Location
- Clear and Flat Topography
- 121' Frontage on Southwestern Blvd.
- Ideal for Retail or Office Uses

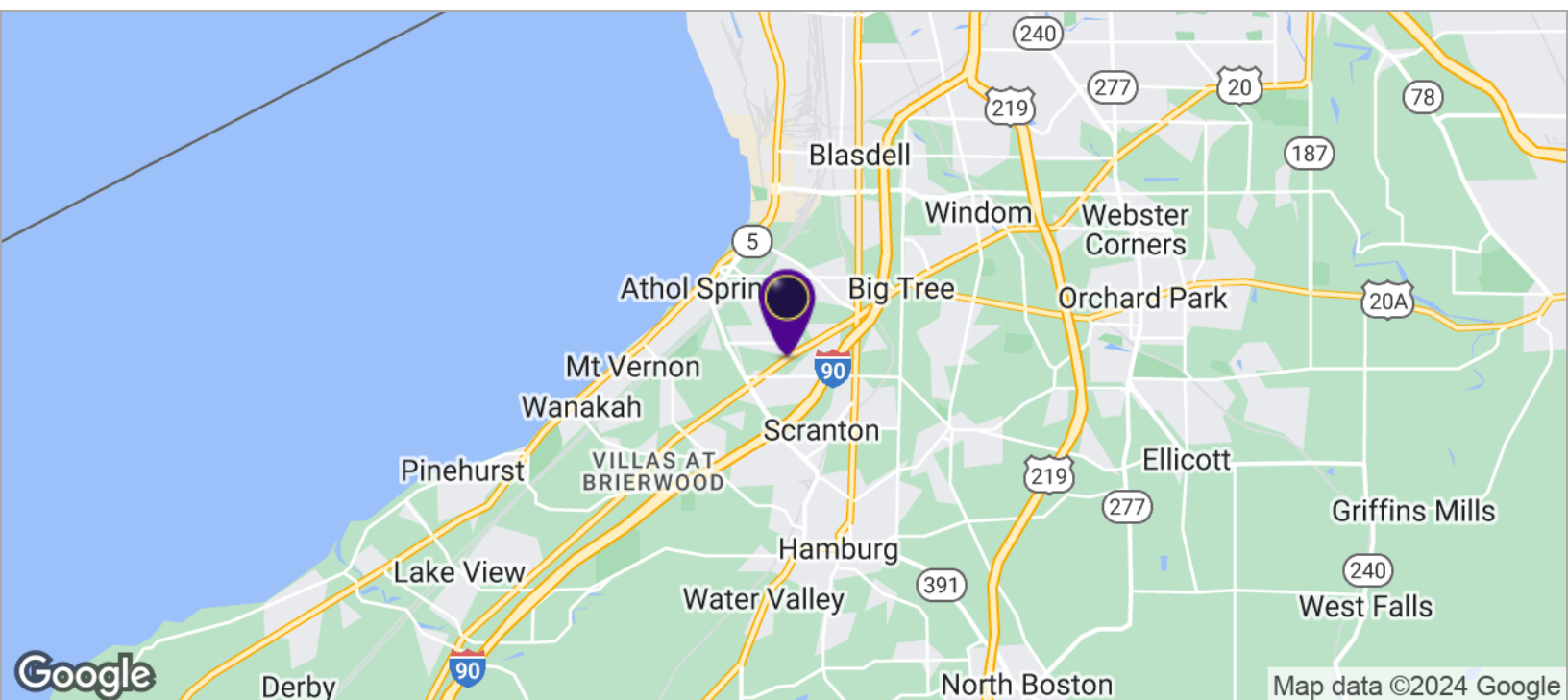
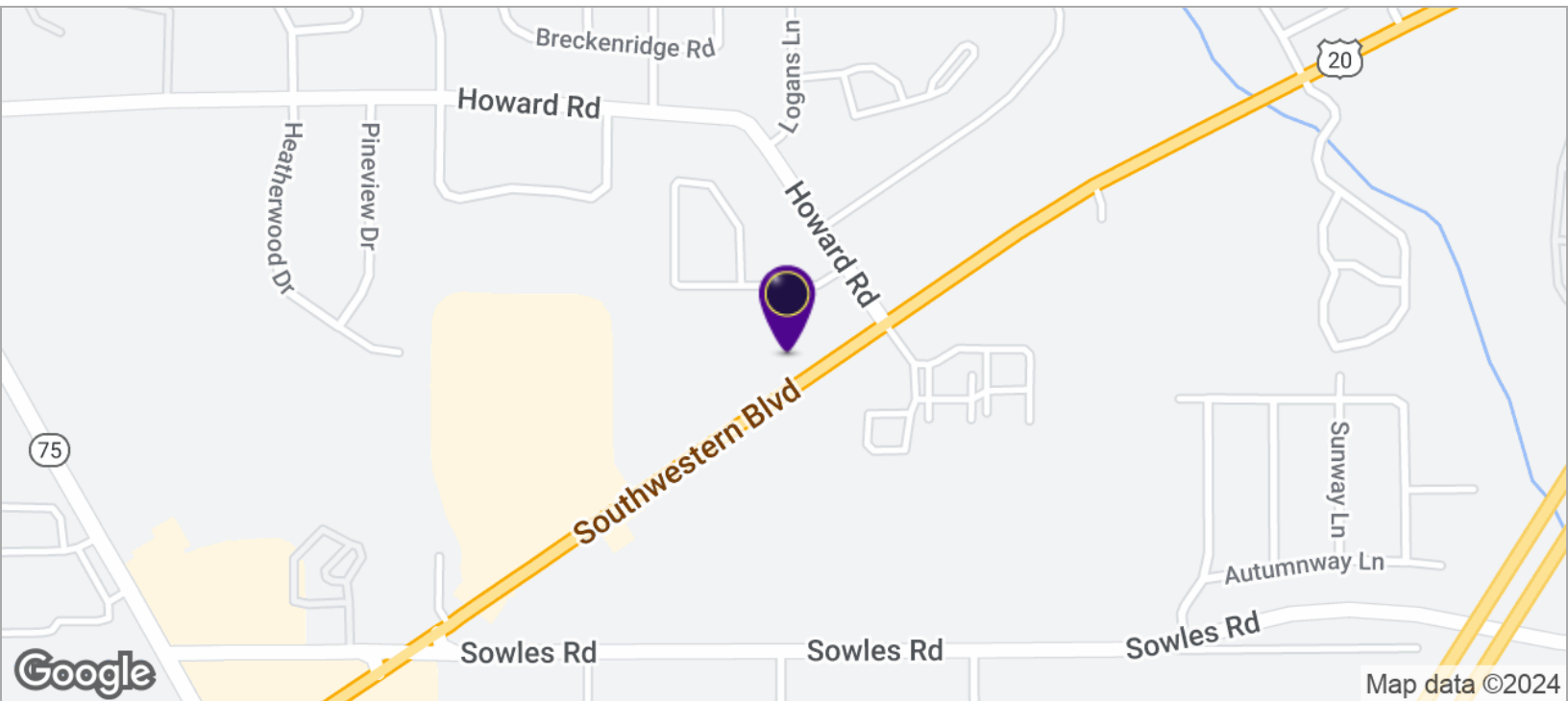


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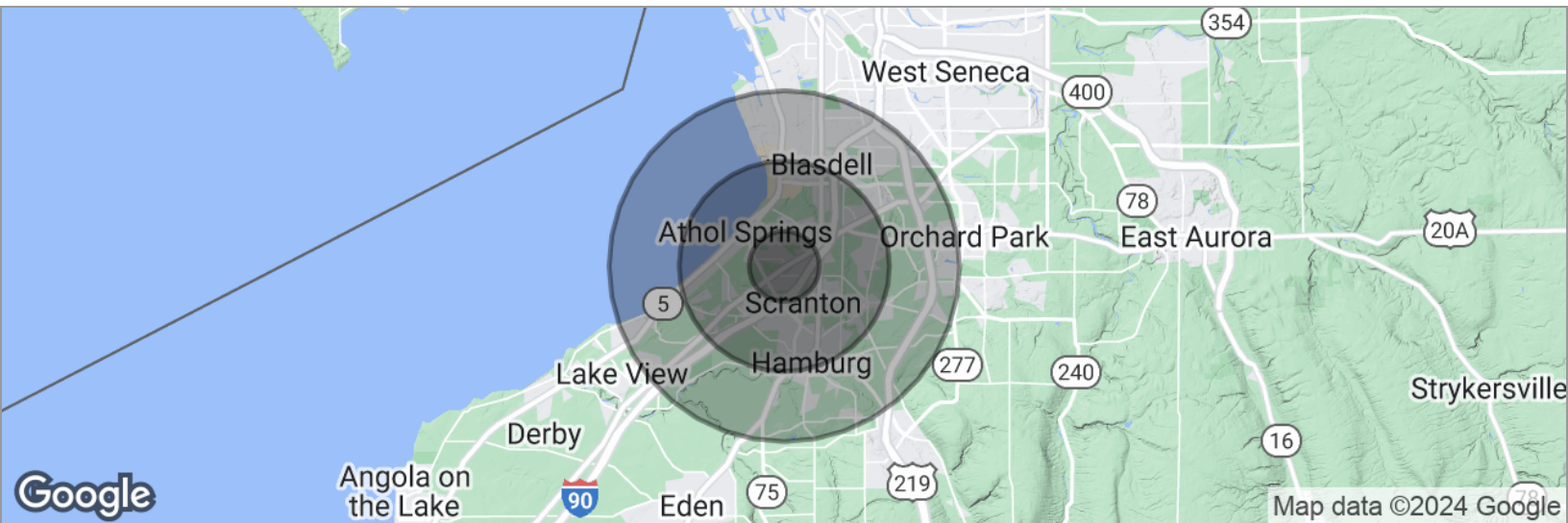
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,230	39,757	87,659
Median age	45.3	41.9	41.6
Median age (Male)	42.8	40.1	40.1
Median age (Female)	48.4	44.1	43.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,231	16,737	36,852
# of persons per HH	2.3	2.4	2.4
Average HH income	\$62,569	\$67,563	\$63,760
Average house value	\$125,986	\$143,883	\$145,371

* Demographic data derived from 2020 ACS - US Census



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