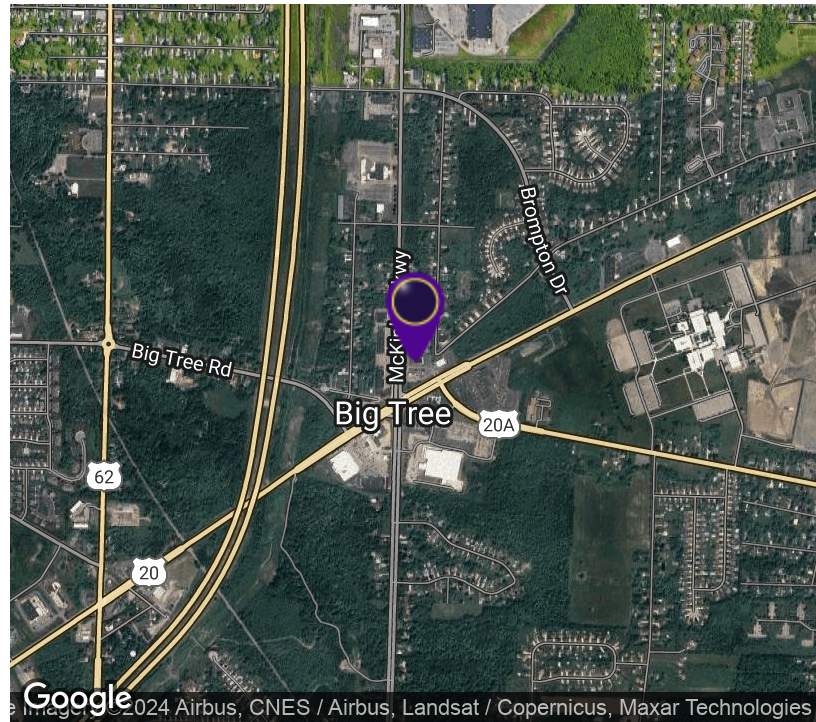


Retail / Office

4141-4151 McKinley Pky & Southwestern Blvd, Buffalo, NY 14219



OFFERING SUMMARY

Available SF:	1,440 SF
Lease Rate:	\$19.95 SF/yr (NNN)
Lot Size:	4.4 Acres
Year Built:	2004
Building Size:	9,600 SF
Submarket:	South

PROPERTY OVERVIEW

Freestanding building situated at 7 corners in Hamburg, NY next to Burger King, Subway, Just Pizza, Fuji Grill Restaurant and across from Tops Supermarket, City Mattress, Verizon Wireless, Toyota Dealership. Available space dimensions 18' x 80' or 1,440+/-SF. Space can be built to suit for any retail, Medical, or Office uses. Formerly a Zoom Tan.

LOCATION OVERVIEW

Located at 7 corners intersection in Hamburg - Southwestern Boulevard, McKinley Parkway, and Big Tree Roads. Across Tops Supermarket and 1/2 mile south of the McKinley Mall. Several big box retail and restaurants nearby. Excellent demographics and traffic count.

PROPERTY HIGHLIGHTS

- 1,440+/- SF Space
- 50,000 +/- Cars Daily on Corner
- 18' x 80' Depth

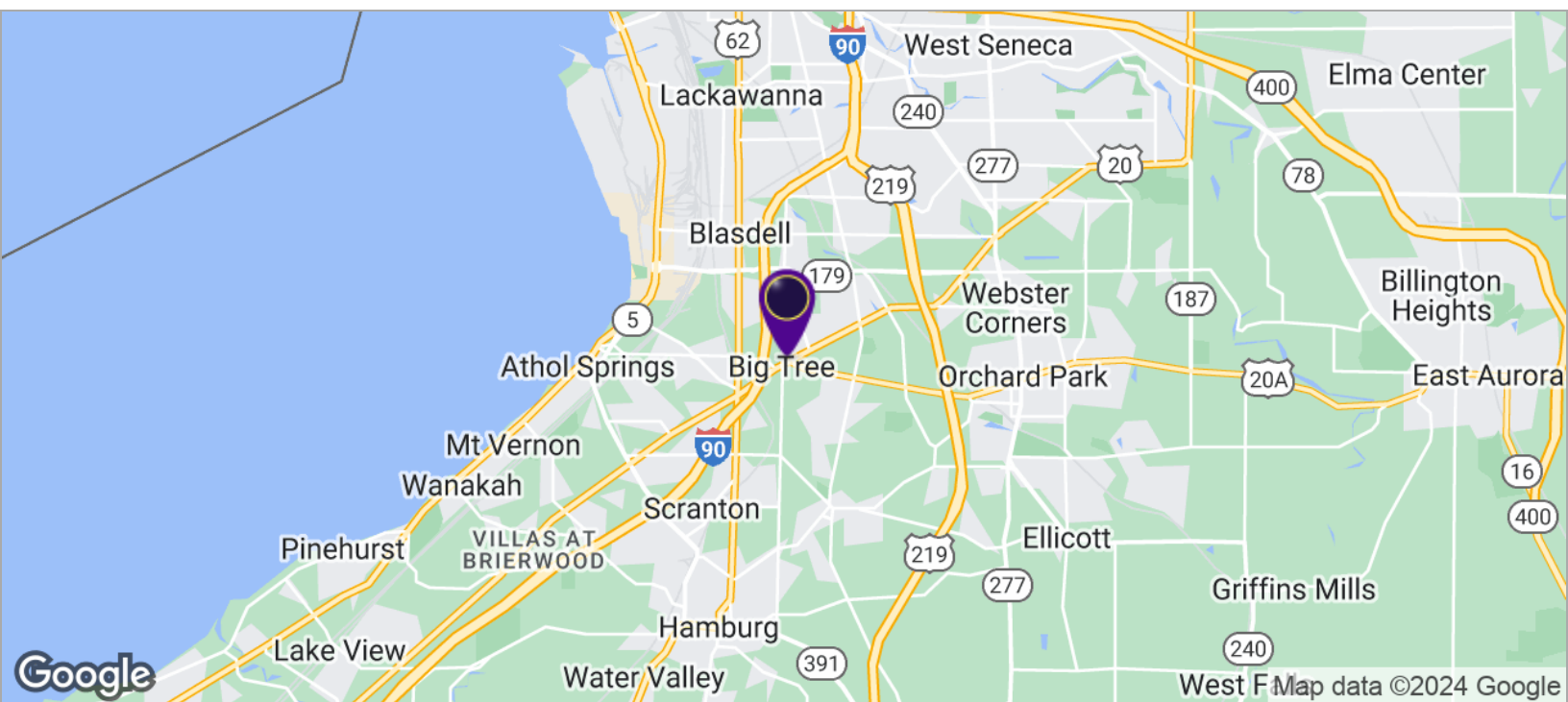
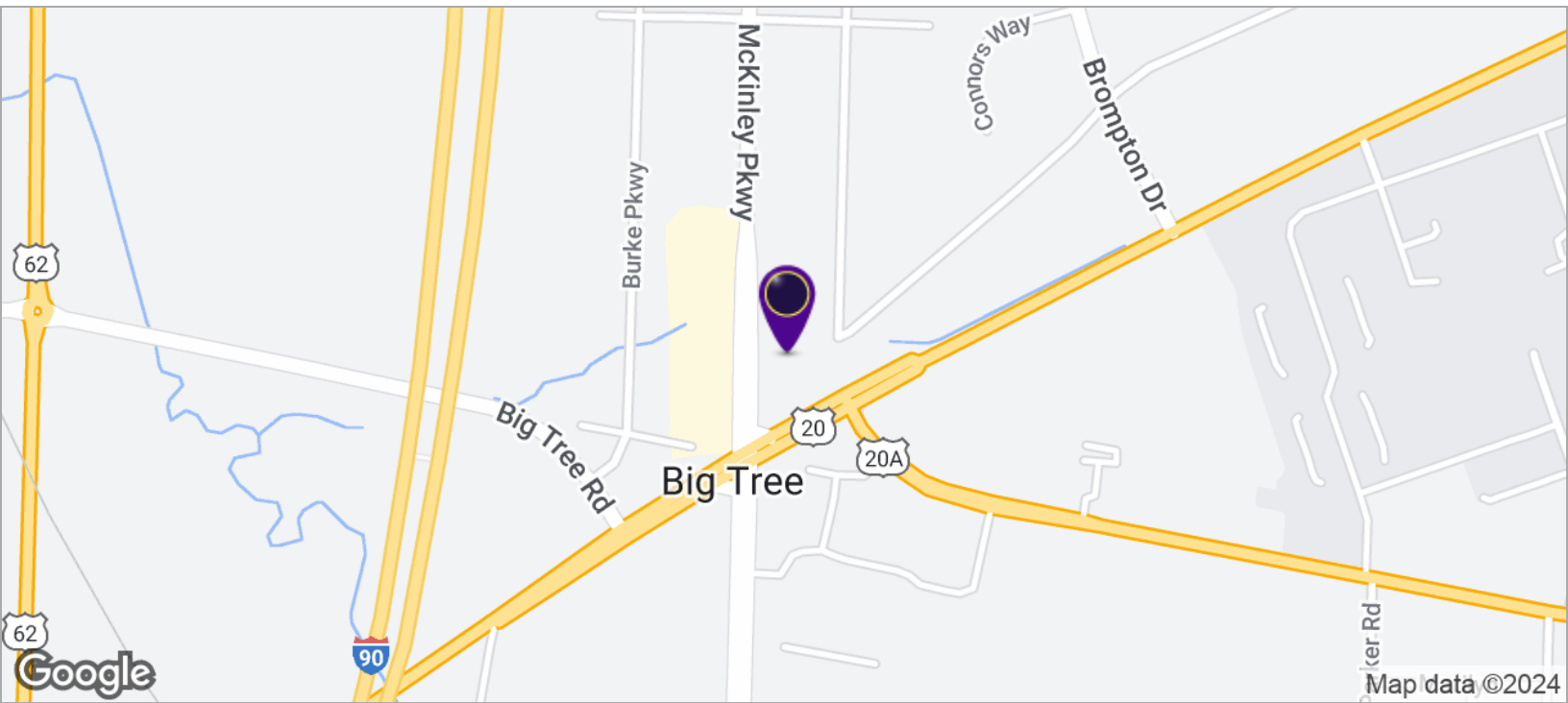


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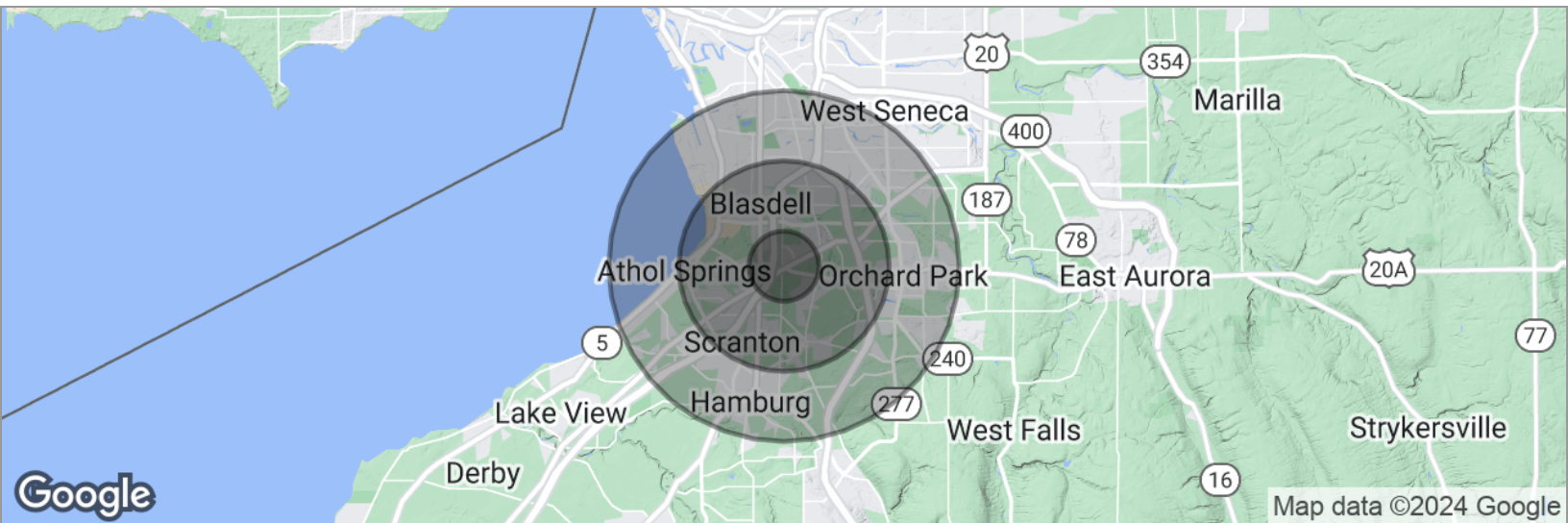
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,421	40,096	122,743
Median age	41.1	42.5	42.1
Median age (Male)	40.6	40.8	40.1
Median age (Female)	41.9	44.1	43.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,417	17,340	52,033
# of persons per HH	2.2	2.3	2.4
Average HH income	\$58,143	\$59,469	\$61,945
Average house value	\$159,166	\$144,922	\$143,372

* Demographic data derived from 2020 ACS - US Census



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