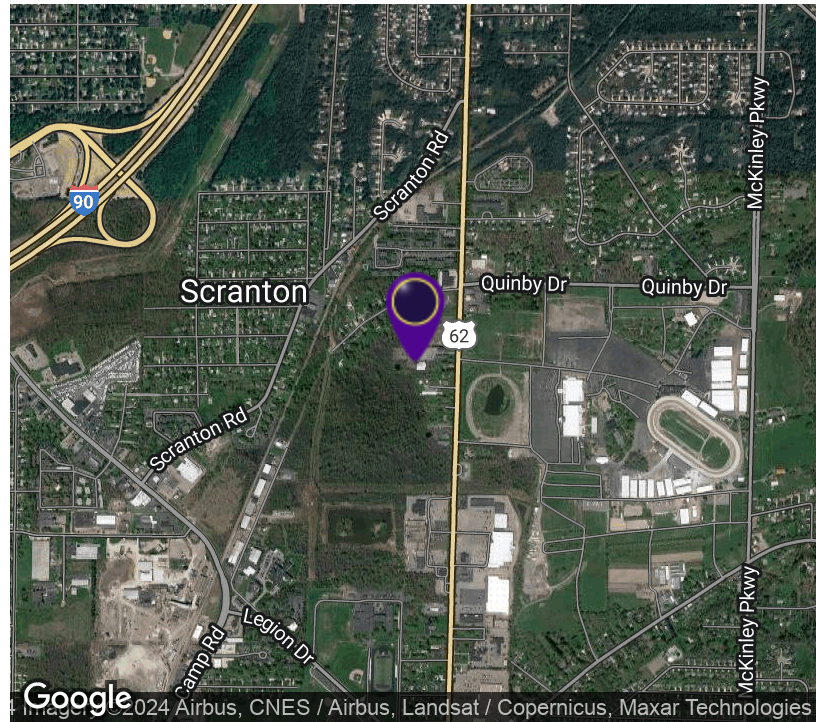


5811 South Park Avenue

Hamburg, NY 14075



OFFERING SUMMARY

Available SF:	800 - 11,000 SF
Lease Rate:	\$8.95 - 11.95 SF/yr (MG)
Lot Size:	6.5 Acres
Year Built:	1977
Building Size:	24,848 SF

PROPERTY OVERVIEW

Professional office park. Previous medical offices. Owner will build to suit. Available space ranges from 800+/- SF up to 11,000+/- SF. Lot size is 265' x 816' irregular. Can sub divide for an out parcel of 1.3 acres. Landlord will finish the space to a vanilla box any additional work or private rooms and plumbing can be added into the base rental amount.

LOCATION OVERVIEW

Located between Legion Drive and Southwestern Boulevard across the street from the Erie County Fairgrounds.

PROPERTY HIGHLIGHTS

- Excellent Location
- 800+/- SF Up To 11,000+/- SF
- Previous Medical Offices
- Dividable Space if Needed
- Across Street from Erie County Fairgrounds



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ADDITIONAL PHOTOS

5811 South Park Avenue

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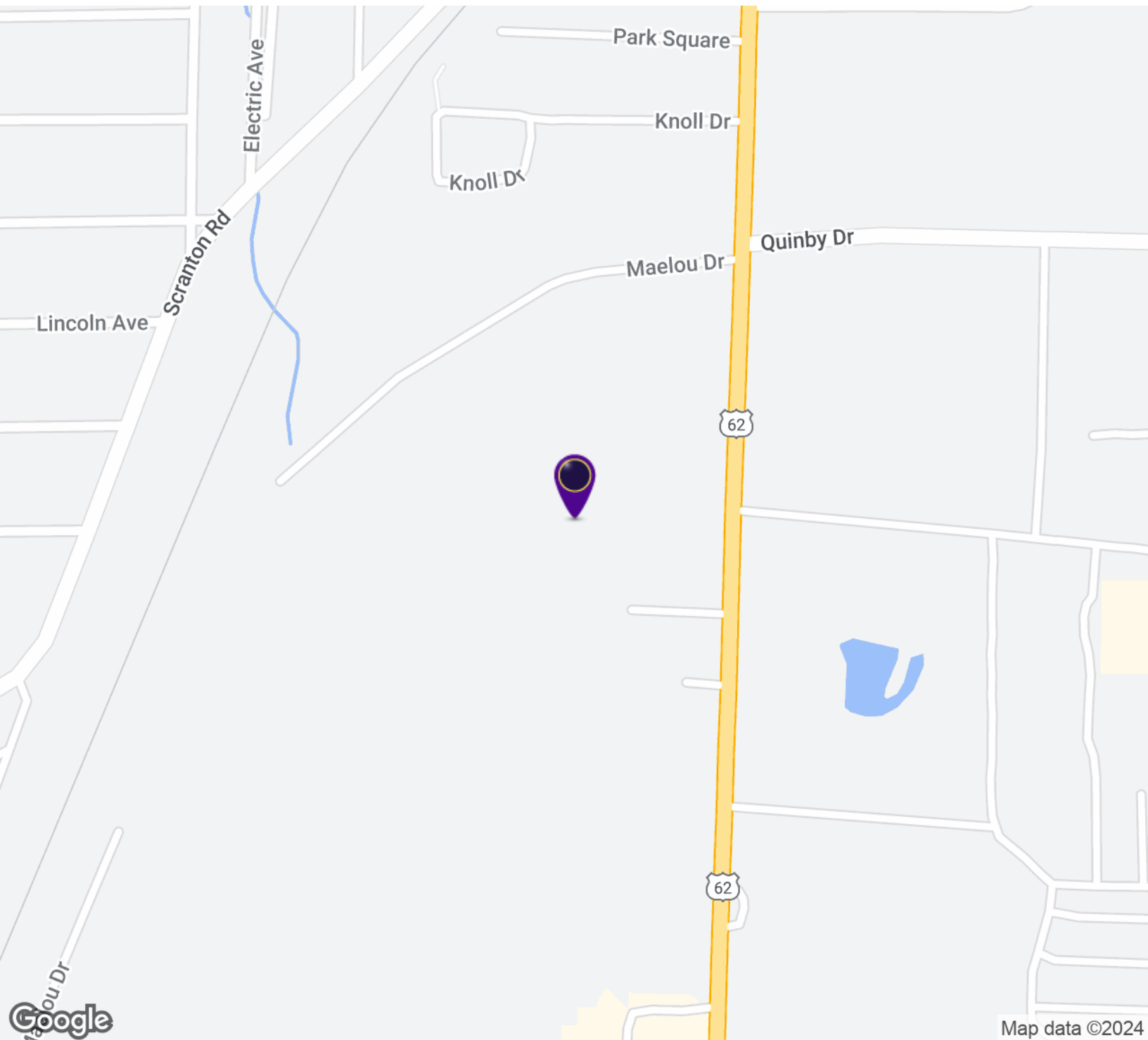
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LOCATION MAP

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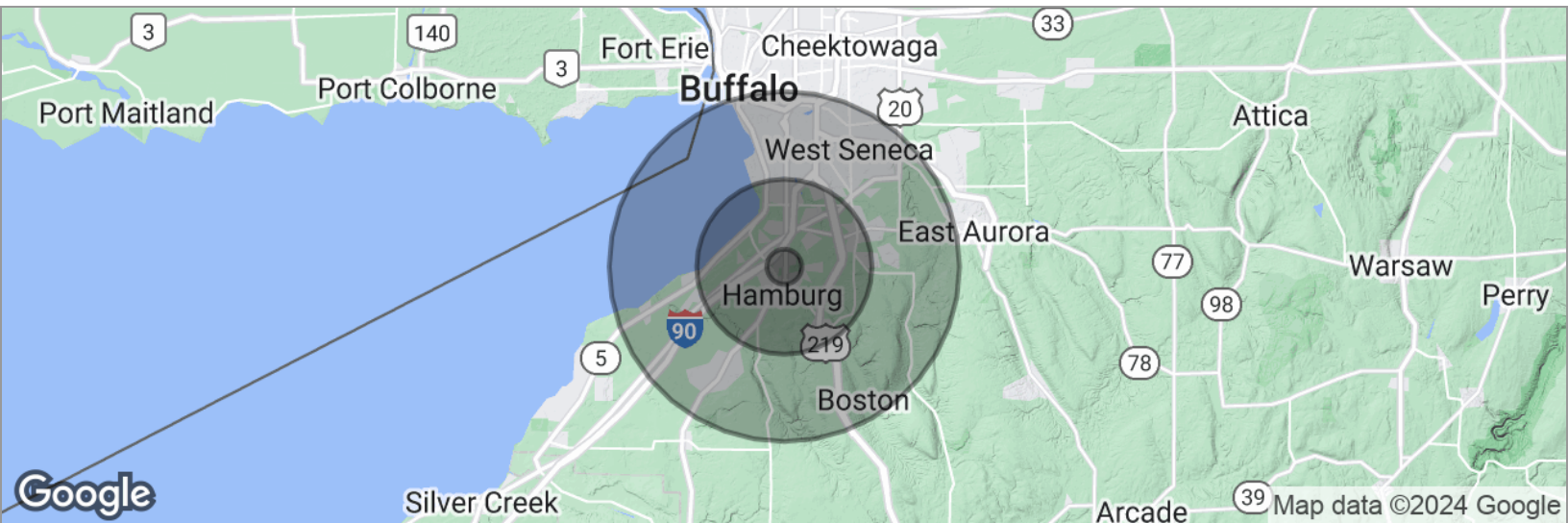


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,334	79,247	275,866
Median age	42.4	42.4	41.5
Median age (Male)	40.9	40.6	39.9
Median age (Female)	43.9	44.2	43.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,287	33,128	113,912
# of persons per HH	2.6	2.4	2.4
Average HH income	\$80,072	\$68,015	\$64,638
Average house value	\$183,574	\$153,834	\$144,614

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