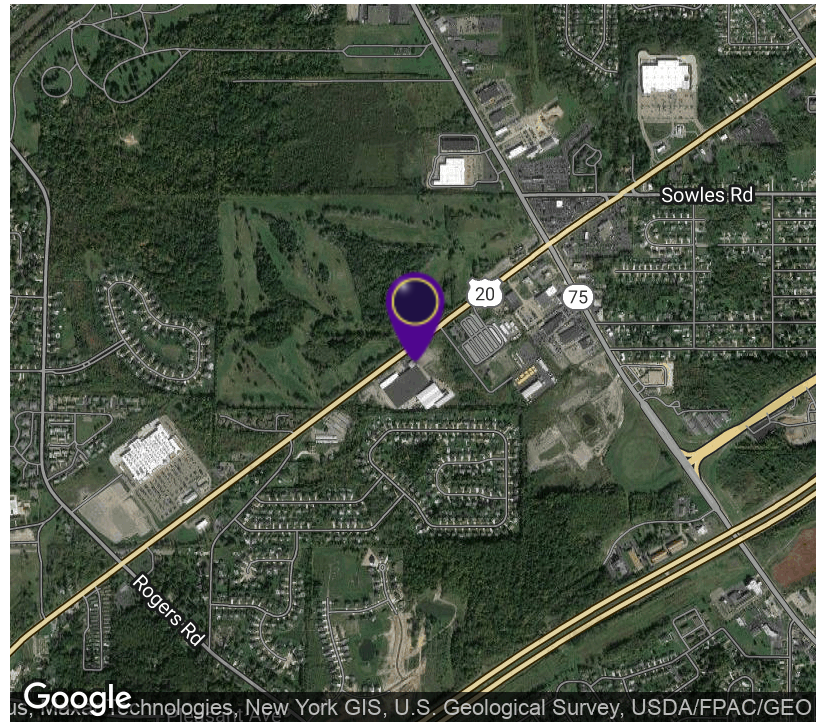


# 5225 Southwestern Blvd.

Hamburg, NY 14075



## OFFERING SUMMARY

Available SF:	11,000 - 48,000 SF
Lease Rate:	\$4.50 - 5.95 SF/yr (MG)
Lot Size:	20.84 Acres
Year Built:	1965
Building Size:	65,000 SF
Zoning:	Industrial / Commercial
Submarket:	South

## PROPERTY OVERVIEW

Warehouse / storage, industrial, and retail multi tenant building. Available immediately. Gross square foot of 203,440. Also available 3,000 square feet of office or retail space asking \$8.95 per sqft. Other tenants in front of the buuilding are Carpet Plus, Mattress & more of WNY & Abasco. Warehouse has 10 docks, ceiling height up to 30' and drive in doors at 14' high.

## LOCATION OVERVIEW

Located on Southwestern Boulevard between Camp Road Route 75 and Rogers Road. 1/4 mile east of a Walmart Super Center. Less than 1 mile of the New York State Thruway I-90 on off ramps exit 57

## PROPERTY HIGHLIGHTS

- Property Type: Industrial / Retail
- Available Immediately
- Close Proximity to Major Retail Stores
- Minutes from New York State Thruway I-90

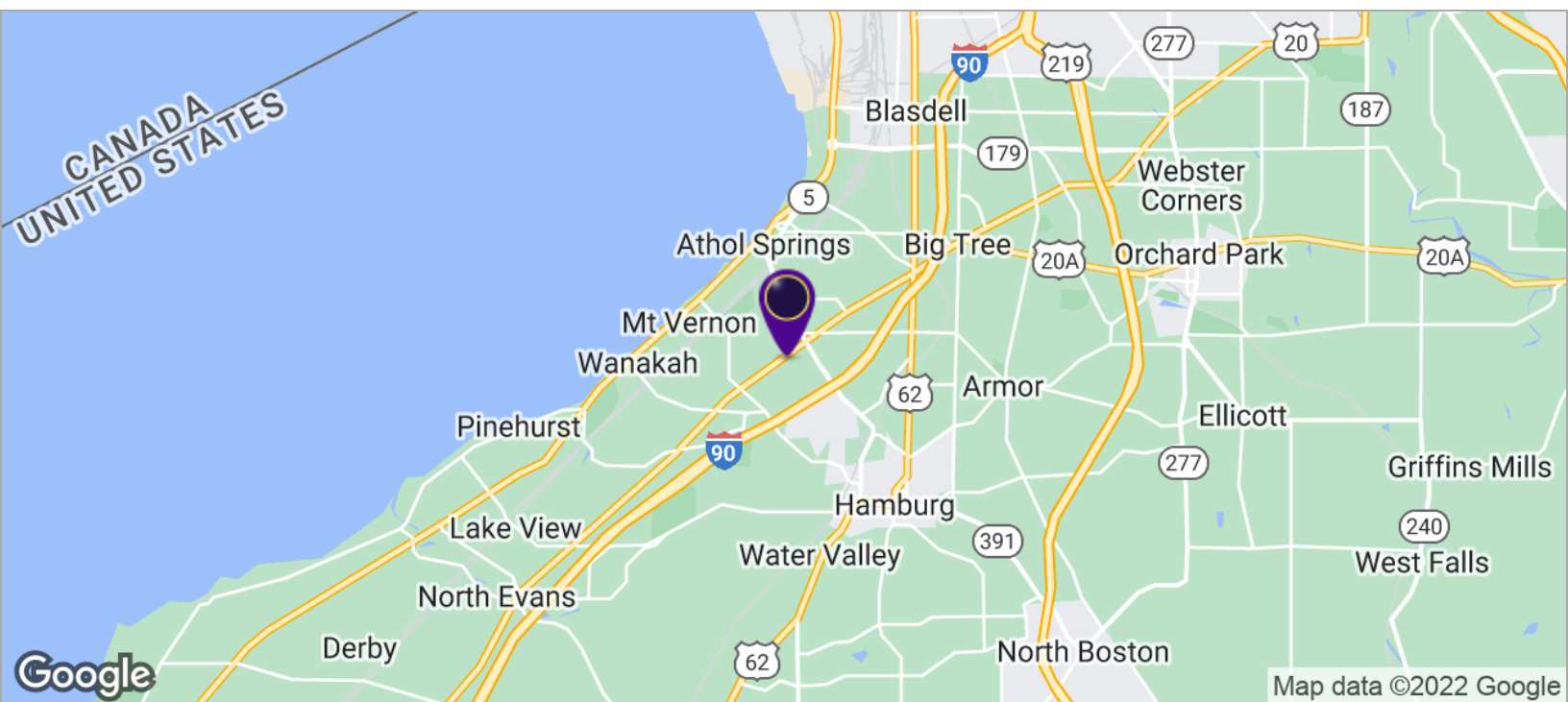
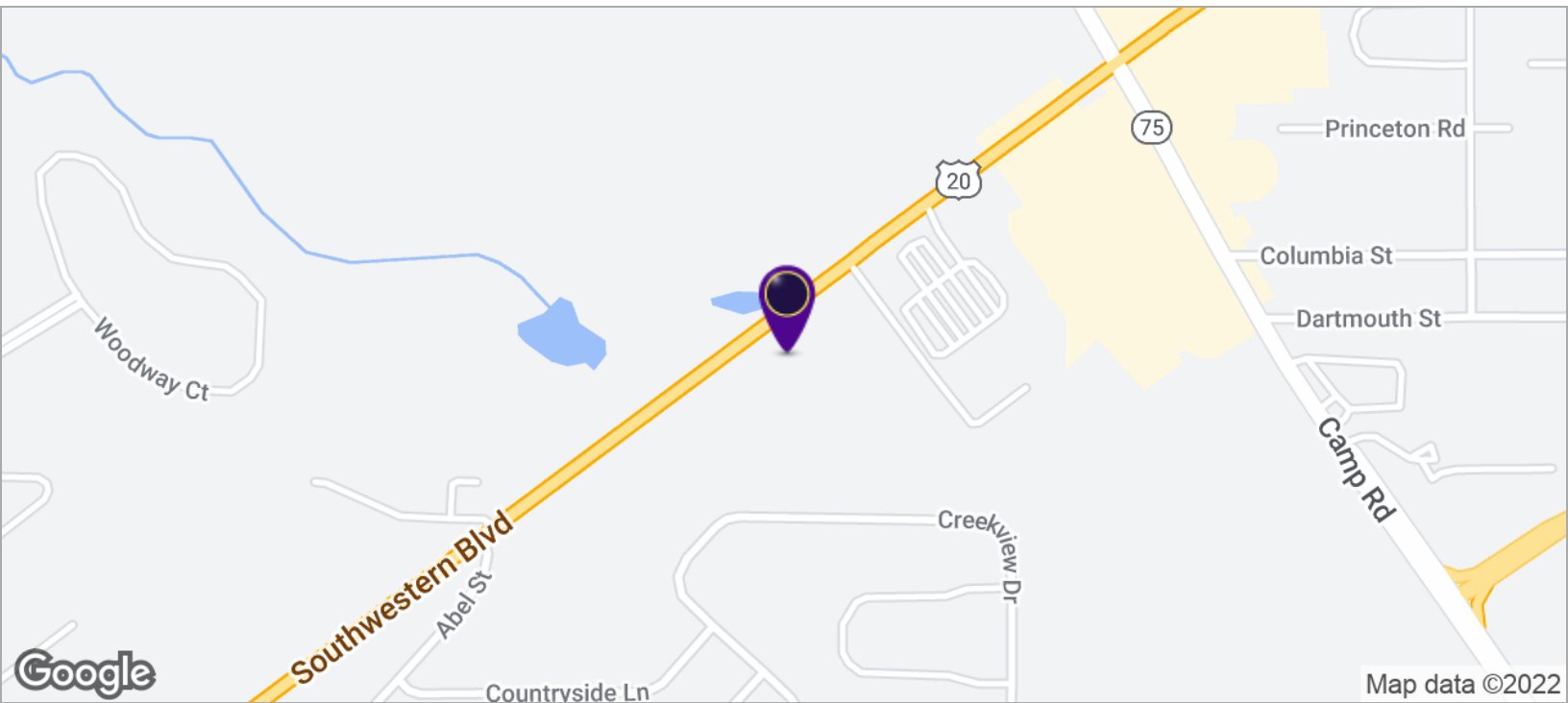


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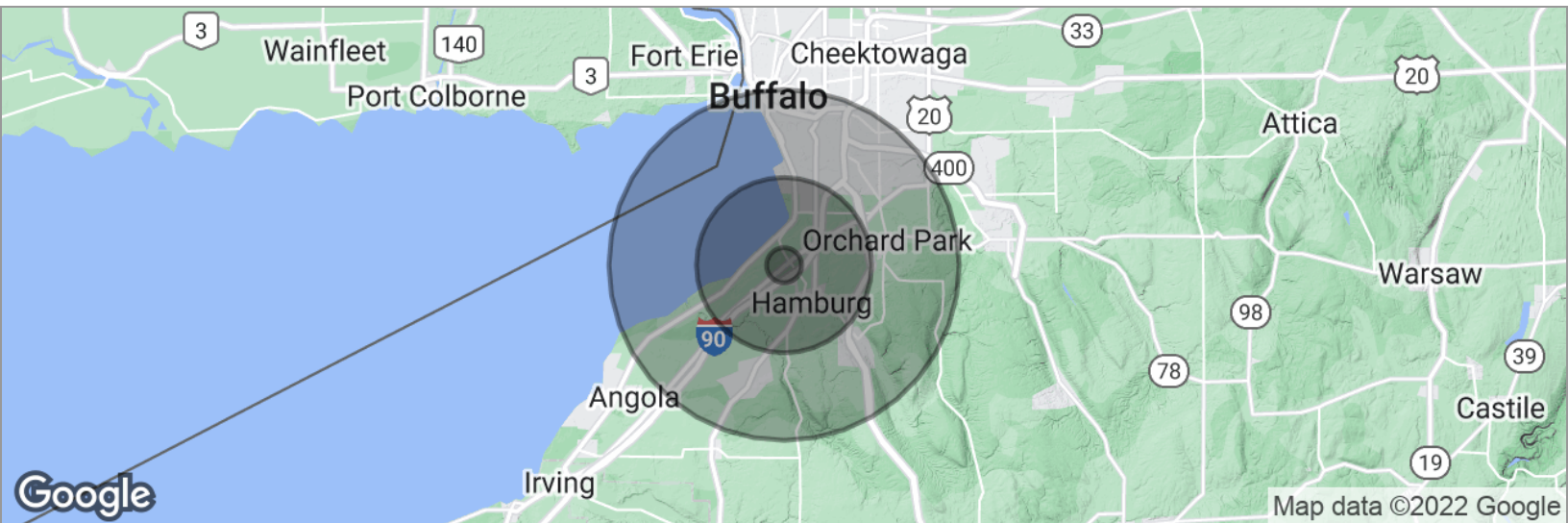
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,436	69,649	254,044
Median age	42.3	41.5	41.1
Median age (Male)	40.7	40.0	39.5
Median age (Female)	44.7	43.3	42.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,853	28,701	106,106
# of persons per HH	2.4	2.4	2.4
Average HH income	\$73,335	\$69,282	\$60,784
Average house value	\$142,379	\$150,242	\$141,727

\* Demographic data derived from 2020 ACS - US Census