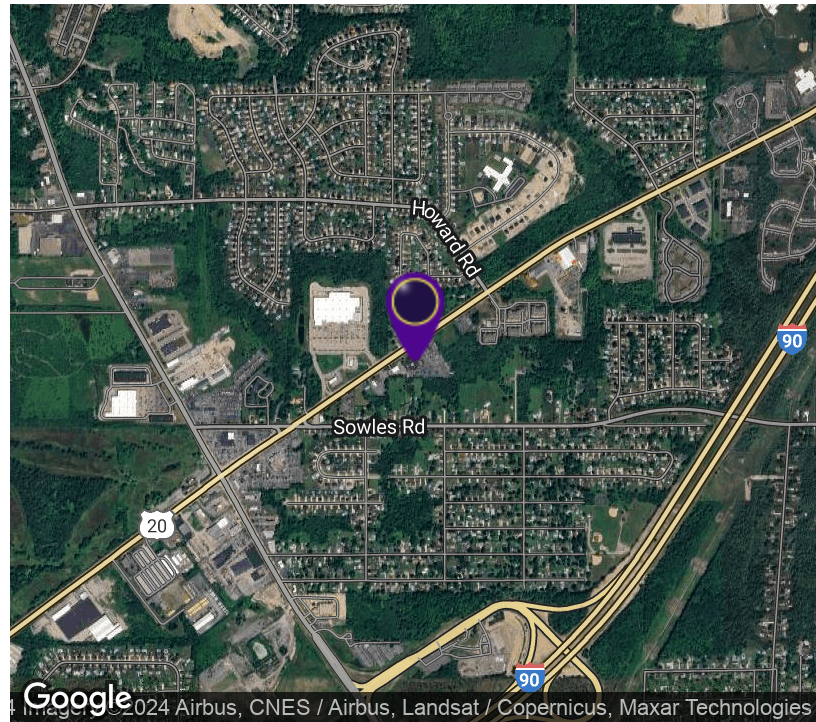


Banquet Hall

4885 Southwestern Blvd., Hamburg, NY 14075



OFFERING SUMMARY

Available SF: 24,618 SF

Lease Rate: Call For More Details

Lot Size: 2.76 Acres

Year Built: 1997

Building Size: 24,618 SF

PROPERTY OVERVIEW

This 24,618+/- building located on Southwestern Boulevard in Hamburg is available for lease. Situated on 2.76+/- acres of land. This two-story building is ideal for any office/retail or restaurant uses. The first floor is approximately 18,000 +/- SF. Ceiling heights 24+/- ft. The second floor consists of three private offices, a conference room, one bathroom with total of 2,240+/- SF. The spacious 4,378+/- SF basement is an excellent bonus space with 10' ceiling heights. The property has been well maintained over the years. Ample paved parking for 200+/- spaces. Ideal access to the property from a traffic signal with its close proximity to the New York State Thruway I-90 Exit 57 on Camp Rd. For more questions contact Rick Recckio at 716-998-4422



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

PROPERTY SUMMARY

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LOCATION DESCRIPTION

Located between Camp Rd RT 75 and South Park Ave RT 62. Minutes south of Downtown Buffalo. Close proximity to several hotels, shopping, restaurants, and the McKinley Mall. Just off of the New York State Thruway I-90 Exit 57 on Camp Road.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,130	16,563	35,697
Total Population	5,010	39,468	85,056
Average HH Income	\$63,407	\$68,294	\$64,361

PROPERTY HIGHLIGHTS

- 24,618+/- SF Office/Retail Building
- Close Proximity to NYS Thruway I-90
- Well Maintained Building with Ample Paved Parking for 200+/-
- Nicely Finished Offices Located on the 2nd Floor
- Additional Large 4,378 +/- sf Basement with 10' Ceiling Heights
- Traffic Signal Access on Southwestern Blvd.



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ADDITIONAL PHOTOS

Banquet Hall

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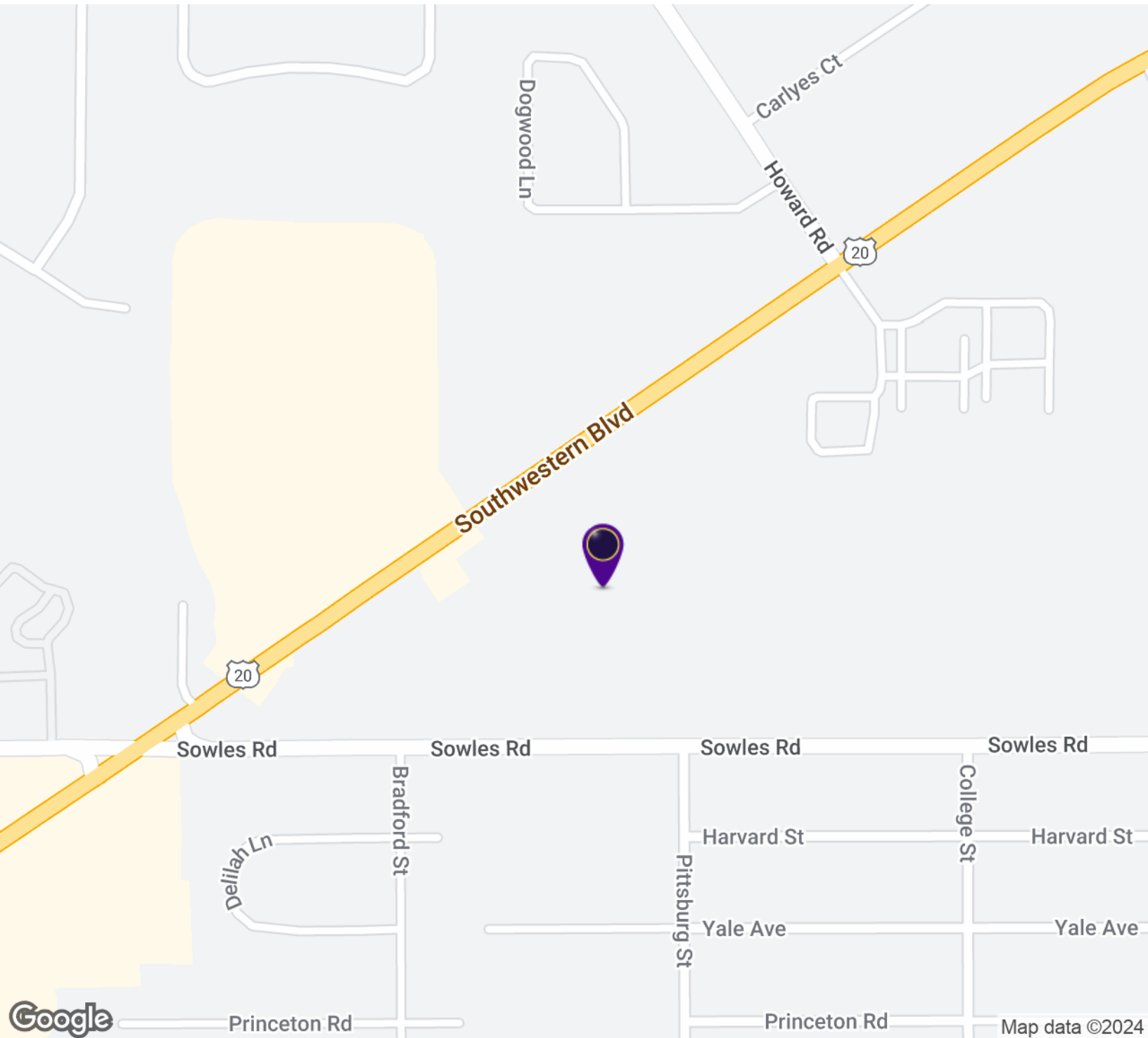


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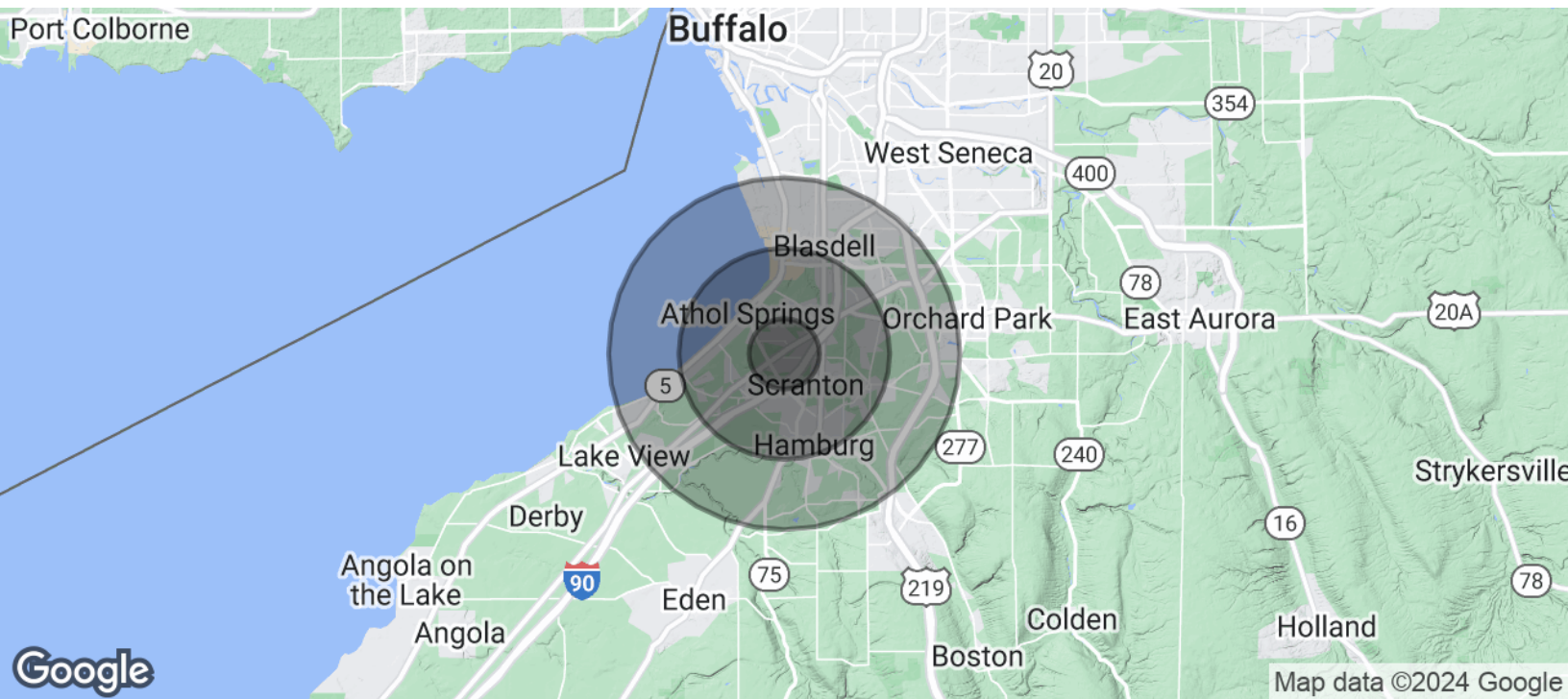
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,010	39,468	85,056
Average Age	45.0	42.0	41.6
Average Age (Male)	42.6	40.1	40.1
Average Age (Female)	48.1	44.2	43.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,130	16,563	35,697
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$63,407	\$68,294	\$64,361
Average House Value	\$126,633	\$143,652	\$146,673

2020 American Community Survey (ACS)



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