

CAMP ROAD RETAIL / OFFICE SPACE FOR SALE or LEASE

CAMP ROAD AREA DEALERSHIP FACILITY

BUILDING FEATURES

Availability	14,000 \pm Sq. Ft.
Building Size	17,000 \pm Sq. Ft.
Lot Size	2.1 \pm Acres
Zoning	C
Parking	Ample

OPEN TO OFFERS



Property Highlights

- 3,000 \pm sf Showroom/Office Areas
- Fully Sprinklered
- Floor Drains (in service area)
- Four (4) Grade Level Doors
- 16' Ceiling Heights
- Paved & Lighted Lot
- Located on Camp Road, Immediately Off of Exit 57 of NYS Thruway I-90
- Easily Accessible to all of Western New York
- Proximate to Many Area Amenities Including Restaurants, Retail Centers, Banks, Service Businesses and Hotels
- Good Demographics and Traffic Counts

DEMOGRAPHICS	1MILE	3 MILE	5 MILE
Population	5,499	39,470	72,166
Avg Household Income	\$80,888	\$88,295	\$85,234

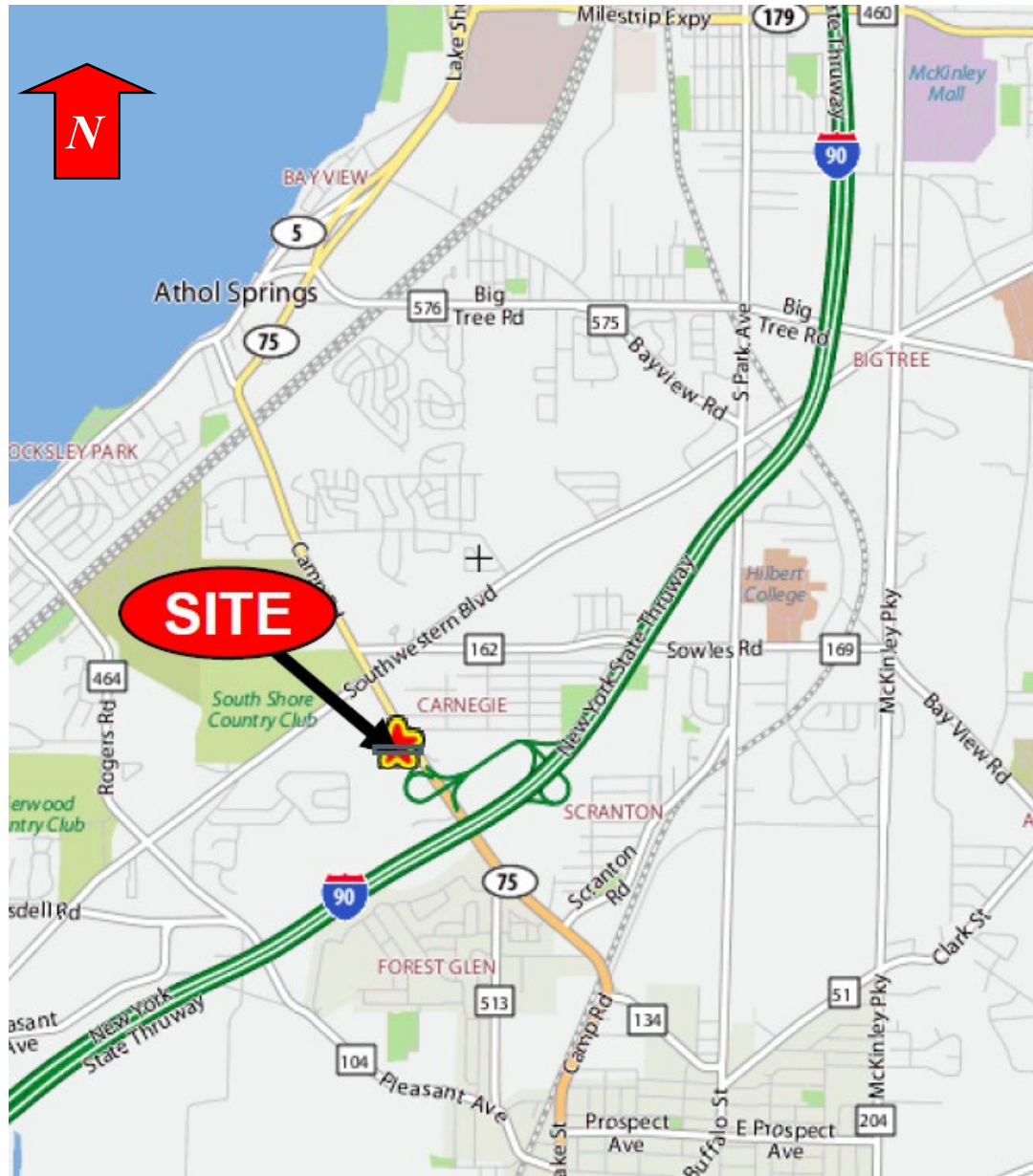
TRAFFIC COUNTS	
Camp Road	27,375 AADT
Southwestern Blvd	31,650 AADT
NYS Thruway I-90	37,434 AADT

For more information, contact:

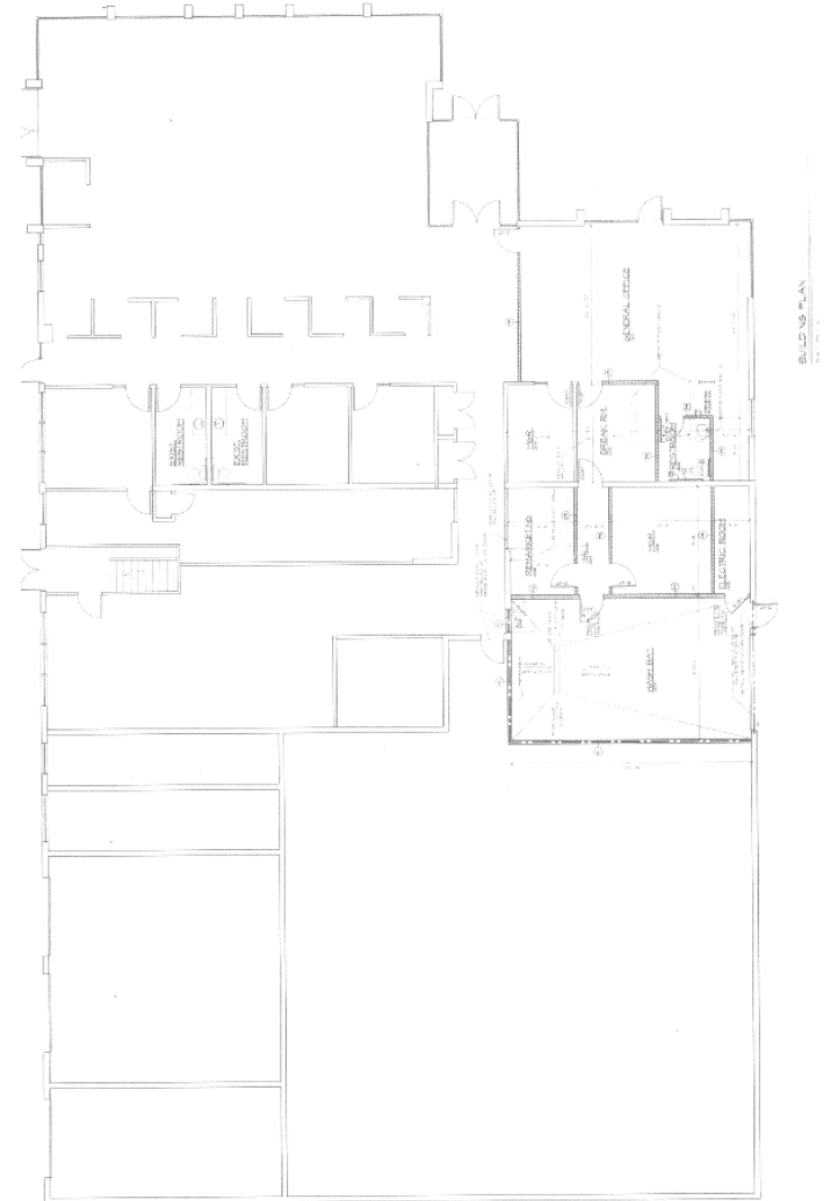
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Location Map



Building Plan