

FOR LEASE

2,200 SF Build to Suit

7074 Boston State Road, Hamburg, New York 14075



PROPERTY HIGHLIGHTS

- 2,200 SF newer built shell space ready for your build out
- High visibility and traffic count
- Two tenant building anchored by Tim Hortons
- Ideal for retail, medical, office tenant
- Close drive to the Village of Hamburg and Route 219
- Build to suit with competitive rates
- Route 219 averages 14,069 vehicles per day and Boston State Road averages 10,799 vehicles per day



344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Margaret Tuerk
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7074
Boston State
Road

Tim Hortons

Meadow Drive



10,799



14,069

Eighteen Mile Creek

Boston State Rd

391

*Hamburg
Overhead Door*

DOLLAR GENERAL



Herman Hill Rd

Abbott Rd

5 MILE DEMOGRAPHICS



POPULATION
42,267



DAYTIME EMPLOYEES
12,625



HOUSEHOLDS
16,742



AVERAGE HH
INCOME
\$106,460



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