

# Office Space Available in Holiday Village Plaza

5470 Camp Road, Hamburg, NY 14075



## OFFERING SUMMARY

Available SF:	2,490 - 8,000 SF
Lease Rate:	Call for More Details
Lot Size:	6.3 Acres
Year Built:	1967
Building Size:	32,087 SF
Renovated:	2022
Zoning:	Commercial

## PROPERTY OVERVIEW

Office available for lease 2,490+/- SF up to 8,000+/- SF. Space has an open waiting area, privates offices and large open areas with high ceilings. Amenities in the area include banks, hotels, gas stations, and restaurants. Central location with high daily traffic count 21,672+/- AADT at Camp Rd and I-90 NW. Frontage and access from Camp Rd, Sunset and Holiday Lane. This is space is ideal for physical therapy, CrossFit gym, Chiropractor, Sports Performance Training, Office user with storage.

Also available on Sunset Dr. is a 5,500+/- SF former bank owner will remodel to suit new tenants. On corner of Sunset Dr. and Holiday Lane with access from Camp Rd.

## LOCATION OVERVIEW

Located at the northwest corner of Camp Rd. and Sunset Drive. Just east of Exit 57 off NYS I-90 on Route 75 Camp Rd., the main entrance to the Town Village of Hamburg. One mile south of Southwestern Blvd., Lowe's, Kentucky Fried Chicken, McDonald's, Starbuck's, Wendy's, US Postal Service, several Hotels and Wal Mart.

## PROPERTY HIGHLIGHTS

- 2,490+/- SF up to 8,000+/- SF space
- High Traffic Count 21,672+/- AADT
- Central Location
- Plenty of Parking



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## ADDITIONAL PHOTOS

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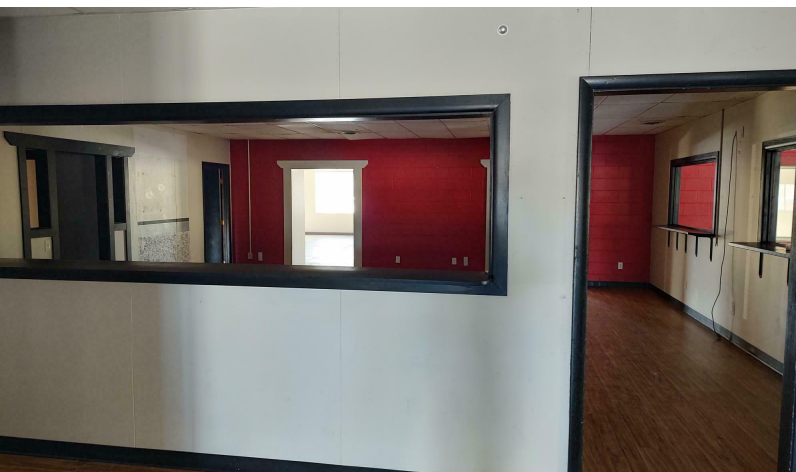
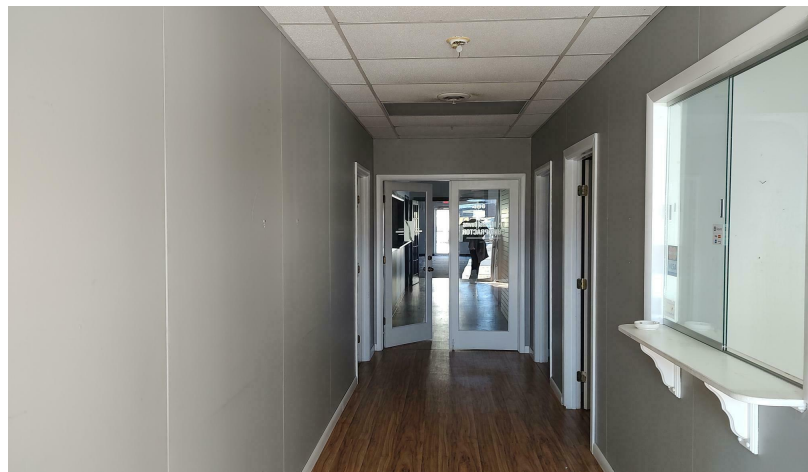
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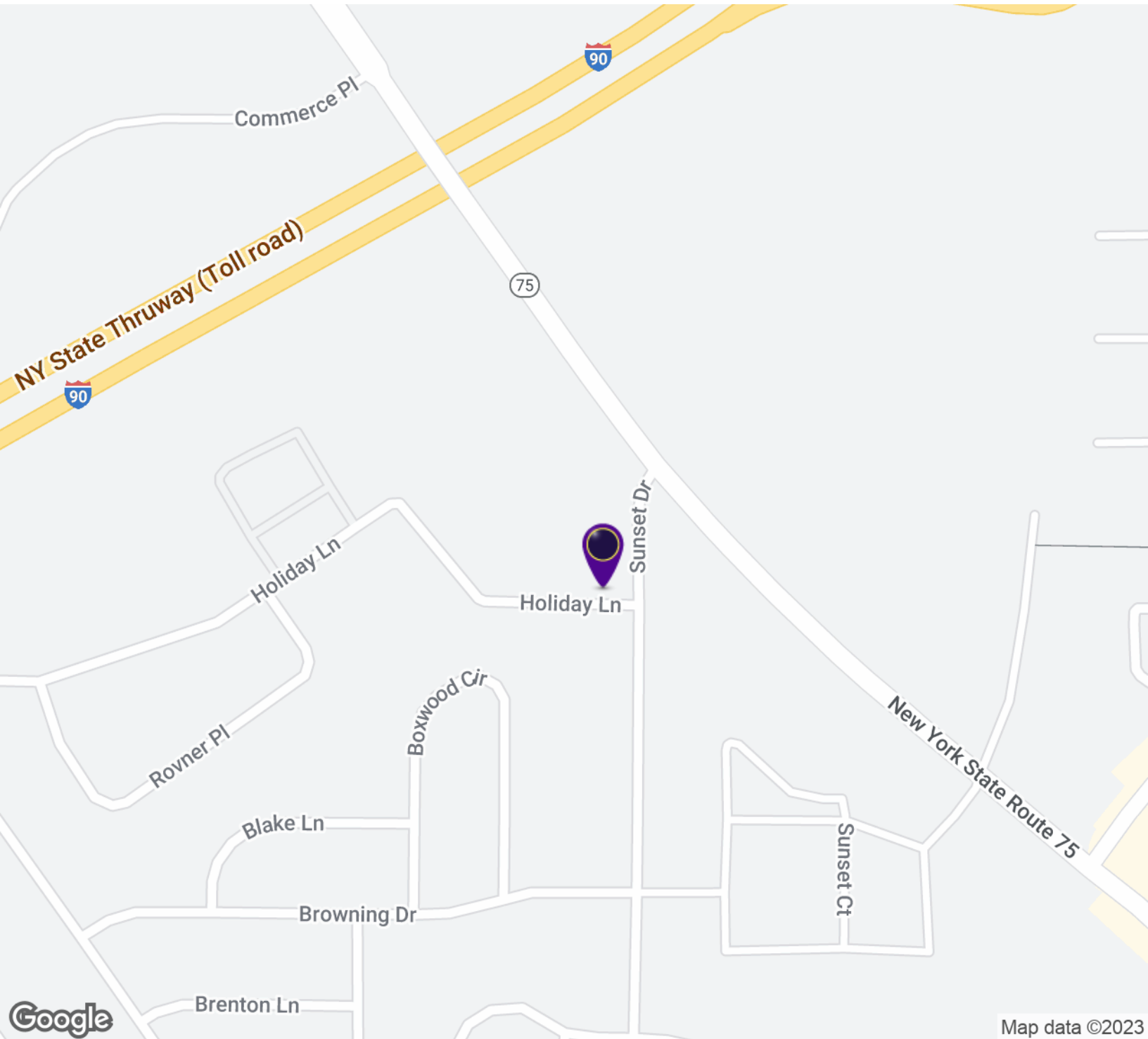
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## LOCATION MAP

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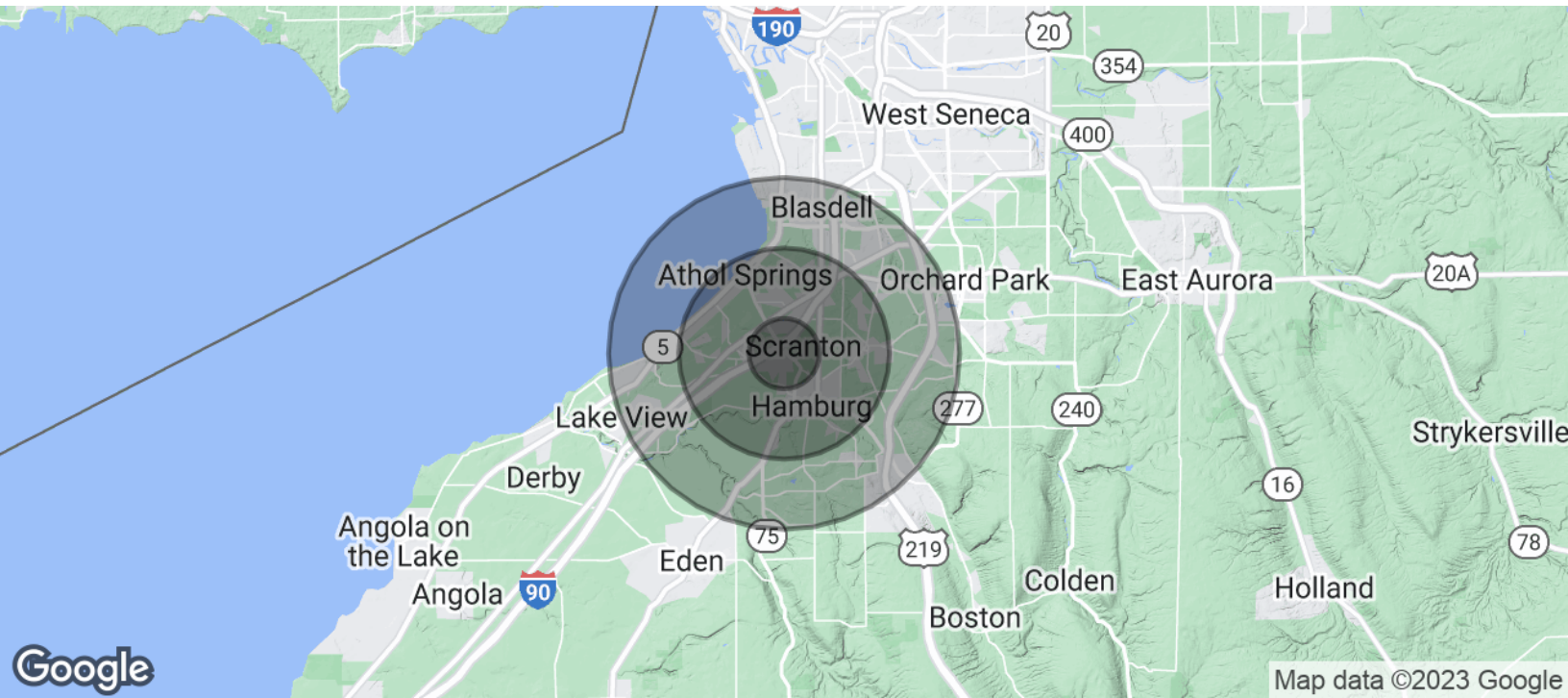


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## Office Space Available in Holiday Village Plaza 5470 Camp Road, Hamburg, NY 14075



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,955	39,572	69,218
Average Age	45.5	45.7	45.3
Average Age (Male)	43.8	43.0	42.6
Average Age (Female)	46.7	47.9	47.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,784	18,113	31,724
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$79,187	\$86,373	\$83,369
Average House Value	\$169,714	\$188,039	\$186,045

\* Demographic data derived from 2020 ACS - US Census



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