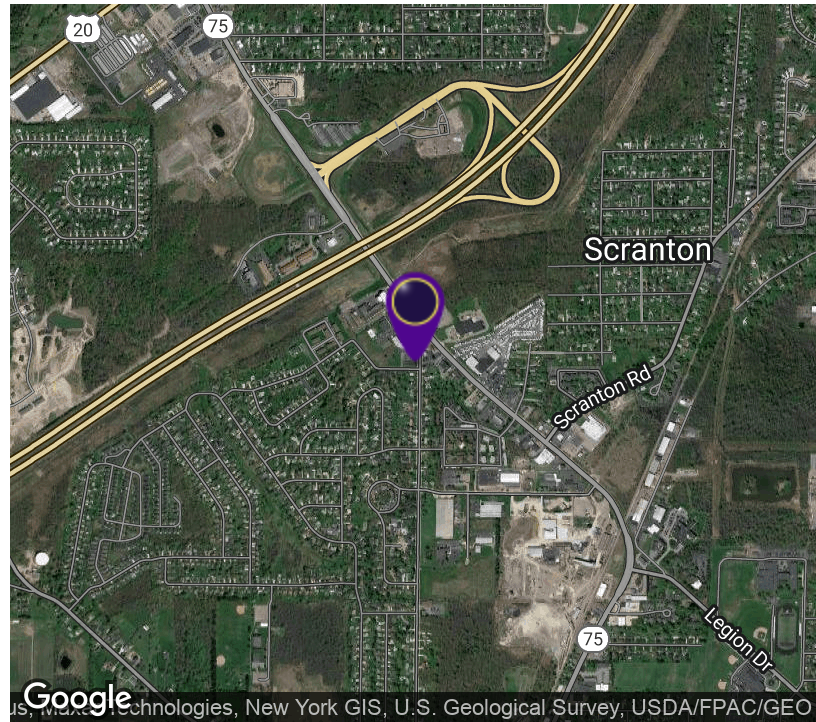


# Office Space

485 Sunset Drive, Hamburg, NY 14075



## OFFERING SUMMARY

Available SF: 2,400 - 5,100 SF

Lease Rate: Call for More Details

Lot Size: 1.68 Acres

Building Size: 32,087 SF

Zoning: Commercial

## PROPERTY OVERVIEW

2,400+/- SF and 5,100+/- Free Standing Office Building located in the heart of the village of Hamburg. this great space features a reception area with private offices, this space can be sub-divided to fit tenants needs. Also included is a conference room/bullpen, this is a perfect location for a medical, law office, CPA, Insurance business. Ample parking that is well lit with signage. this is a must see for anyone that wants to have a location right off the Thruway in the Southtowns.

## 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 Pita Gourmet.

## PROPERTY HIGHLIGHTS

- 2,400+/- SF Office Space
- 5,100+/- SF Stand Alone Office Building
- Features reception area
- Several Private Offices
- Located 20 minutes from Downtown Buffalo



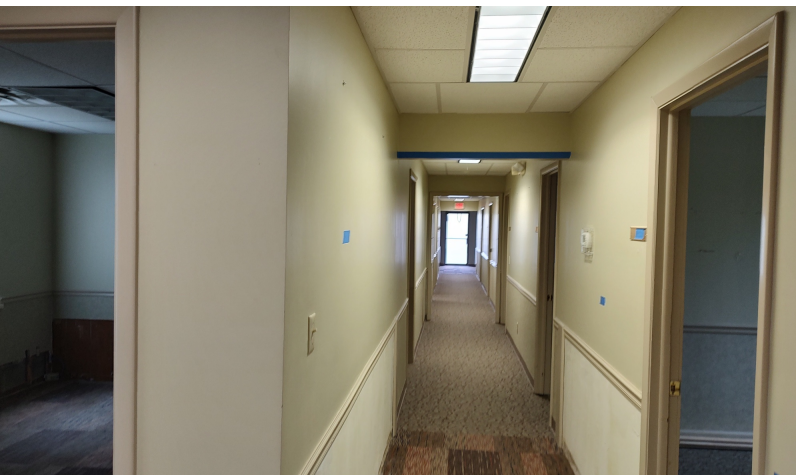
**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

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

ADDITIONAL PHOTOS

# Office Space

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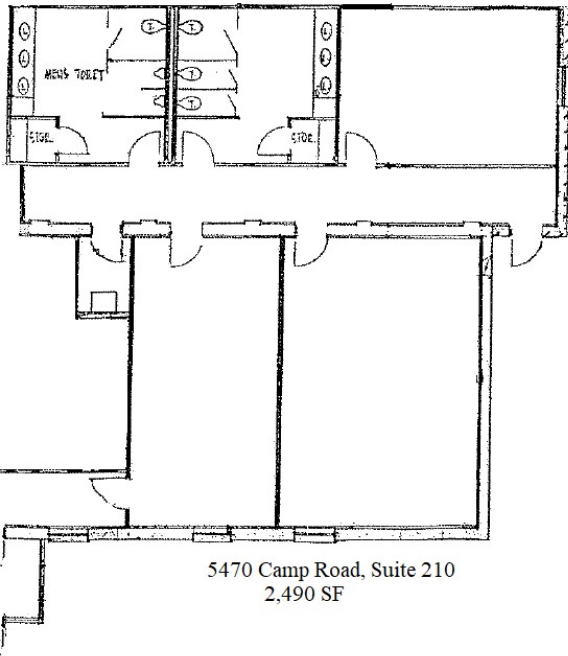
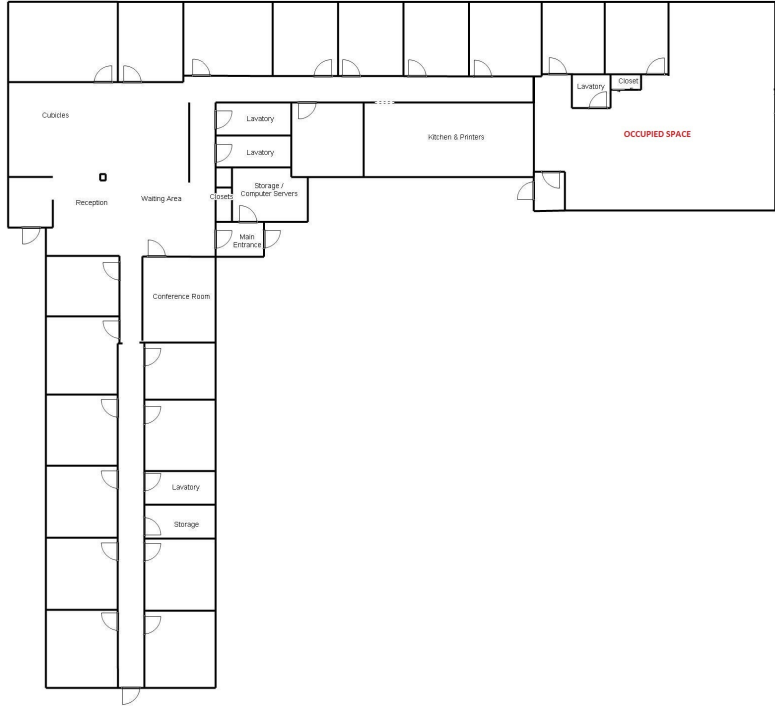


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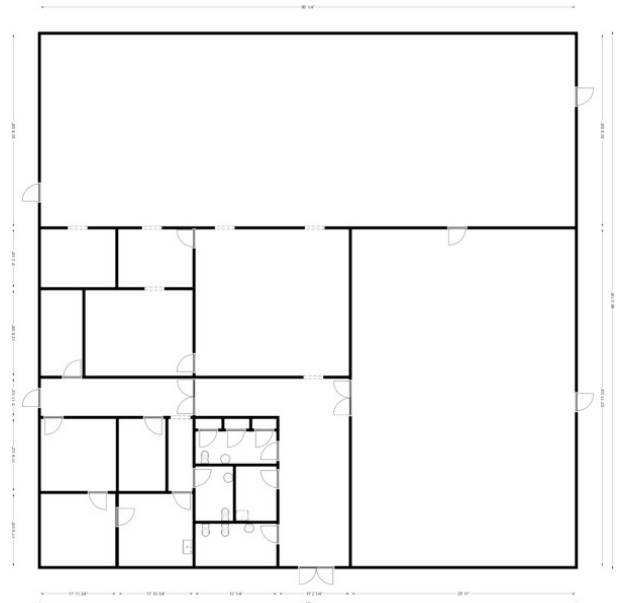
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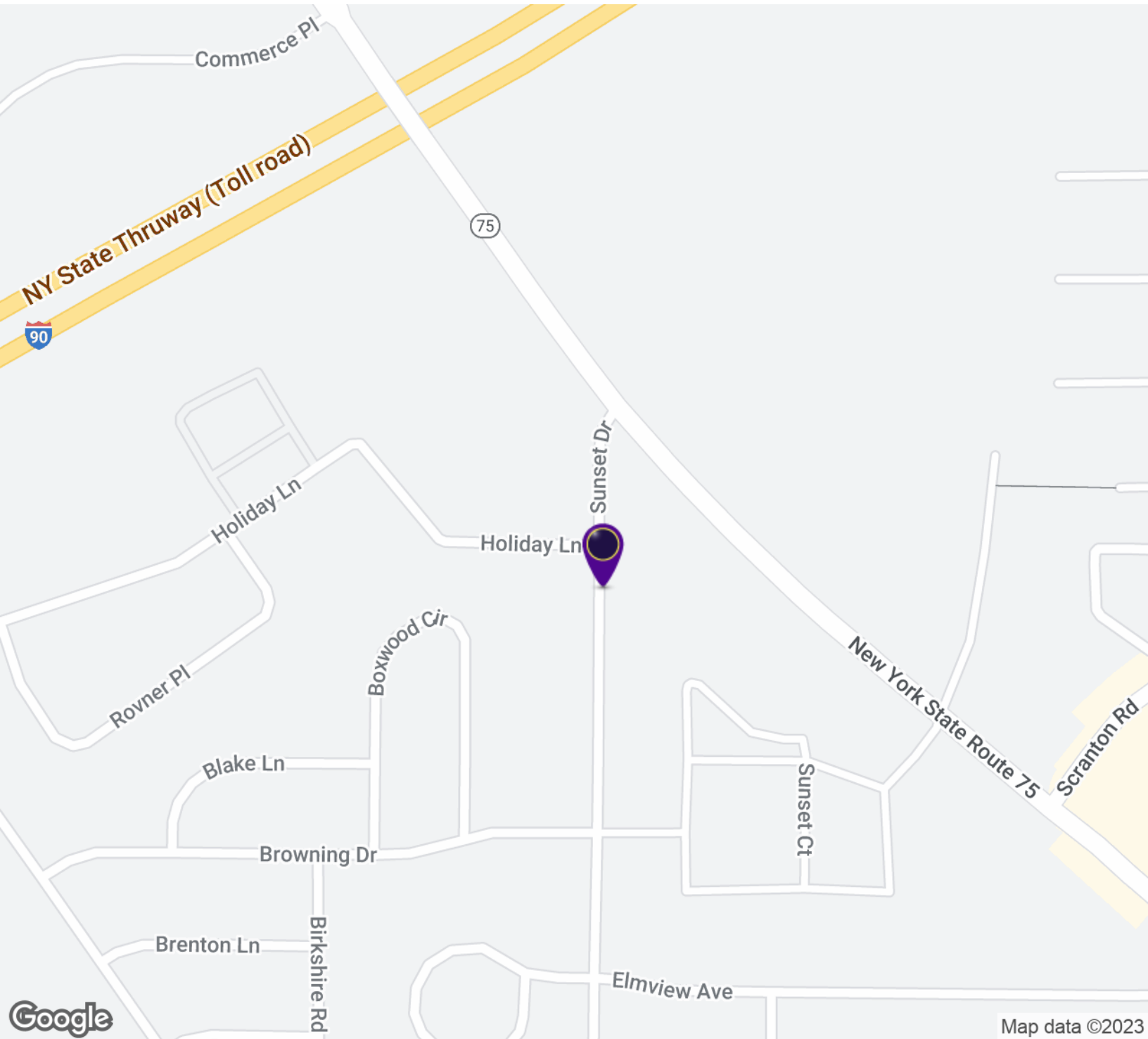
Adjacent  
Tenant  
Space

5470 Camp Road, Suite 210  
2,490 SF



# Office Space

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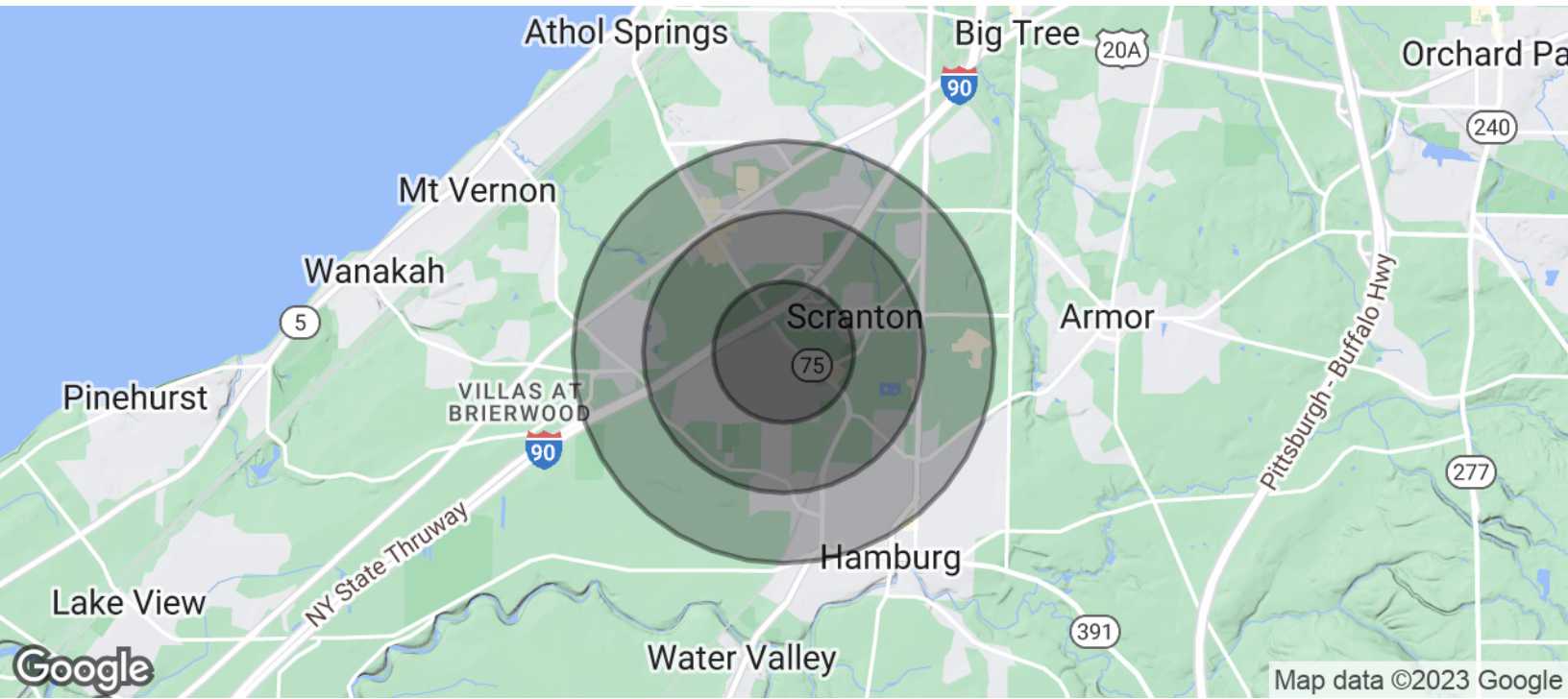


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# Office Space

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,888	6,078	11,973
Average Age	44.7	45.5	45.1
Average Age (Male)	43.0	43.8	43.7
Average Age (Female)	45.8	46.7	47.3
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	877	2,853	5,537
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$76,064	\$78,026	\$85,601
Average House Value	\$161,678	\$170,951	\$186,333

\* Demographic data derived from 2020 ACS - US Census



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