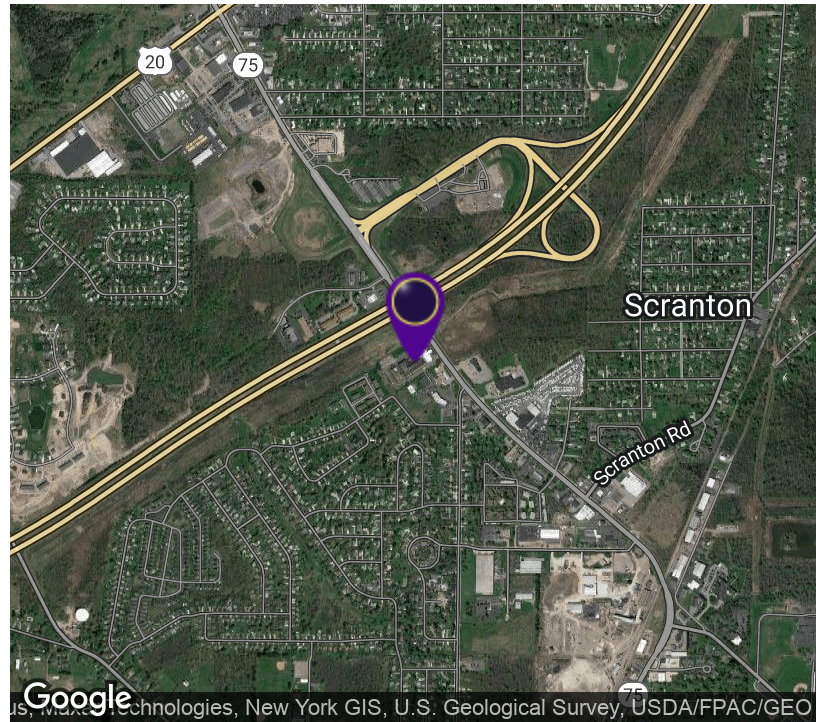


# Corner Store with Gourmet Food

5440 - 5470 Camp Road, Hamburg, NY 14075



## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (Plus Utilities)
Lot Size:	6.3 Acres
Year Built:	1967
Building Size:	32,087 SF
Renovated:	2022
Zoning:	Commercial

## PROPERTY OVERVIEW

This highly traffic End Cap location in a thriving Plaza in the historic village of Hamburg. This former convenience store could easily be converted to a restaurant or retail space. Plenty of parking in a well lit lot and visible signage. This location near the 90 Thruway makes it easily accessible. Owner is retiring after operating the store for over 20+ years. Great demographics. This space has huge potential.

## 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

- 3,700+/- SF Convenience Store
- High Traffic Count 21,672+/- AADT
- Central Location
- Plenty of Parking
- Situated on the corner of the Plaza which is accessible from Camp Rd & Sunset Dr.



**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

# Corner Store with Gourmet Food

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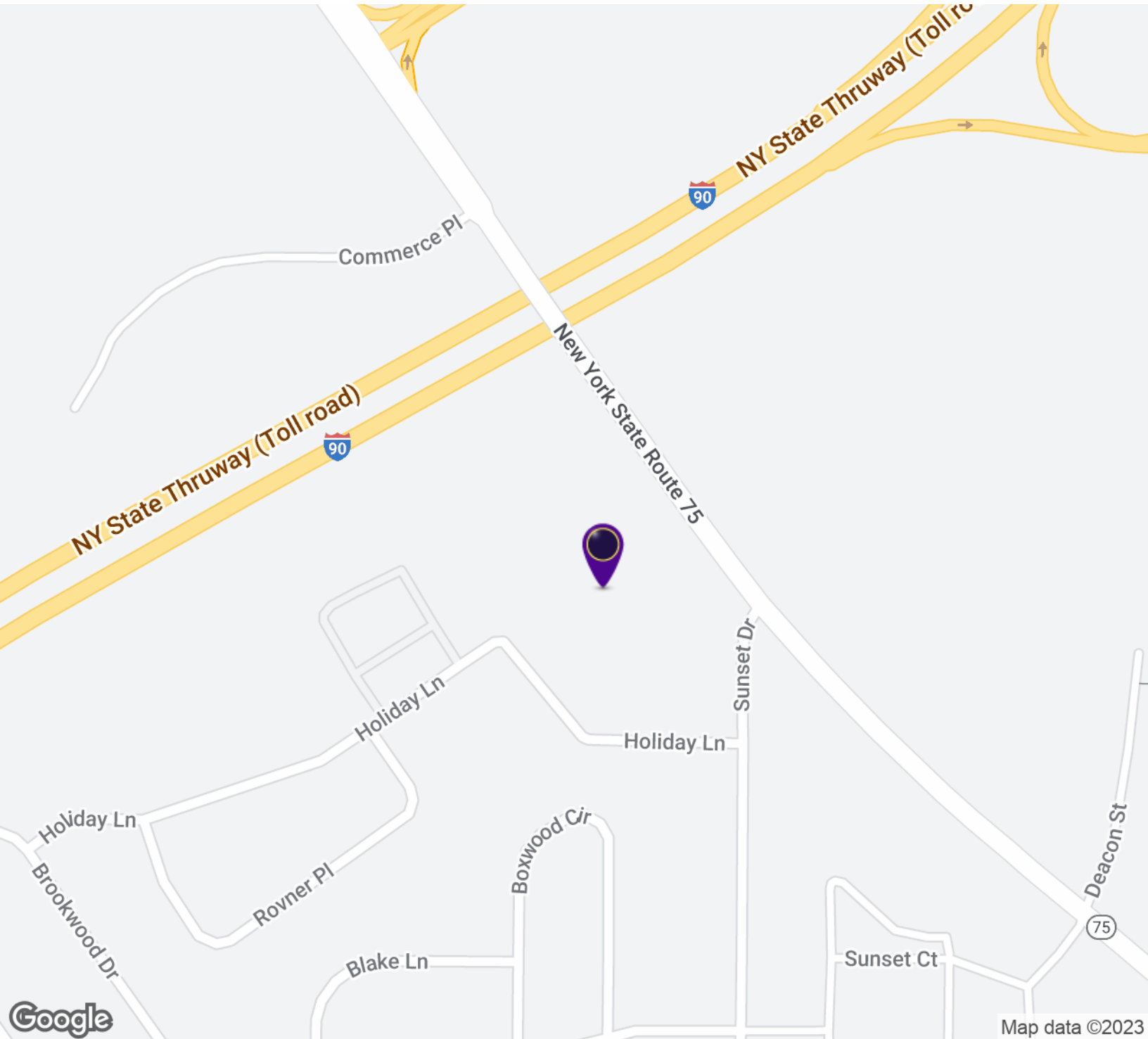


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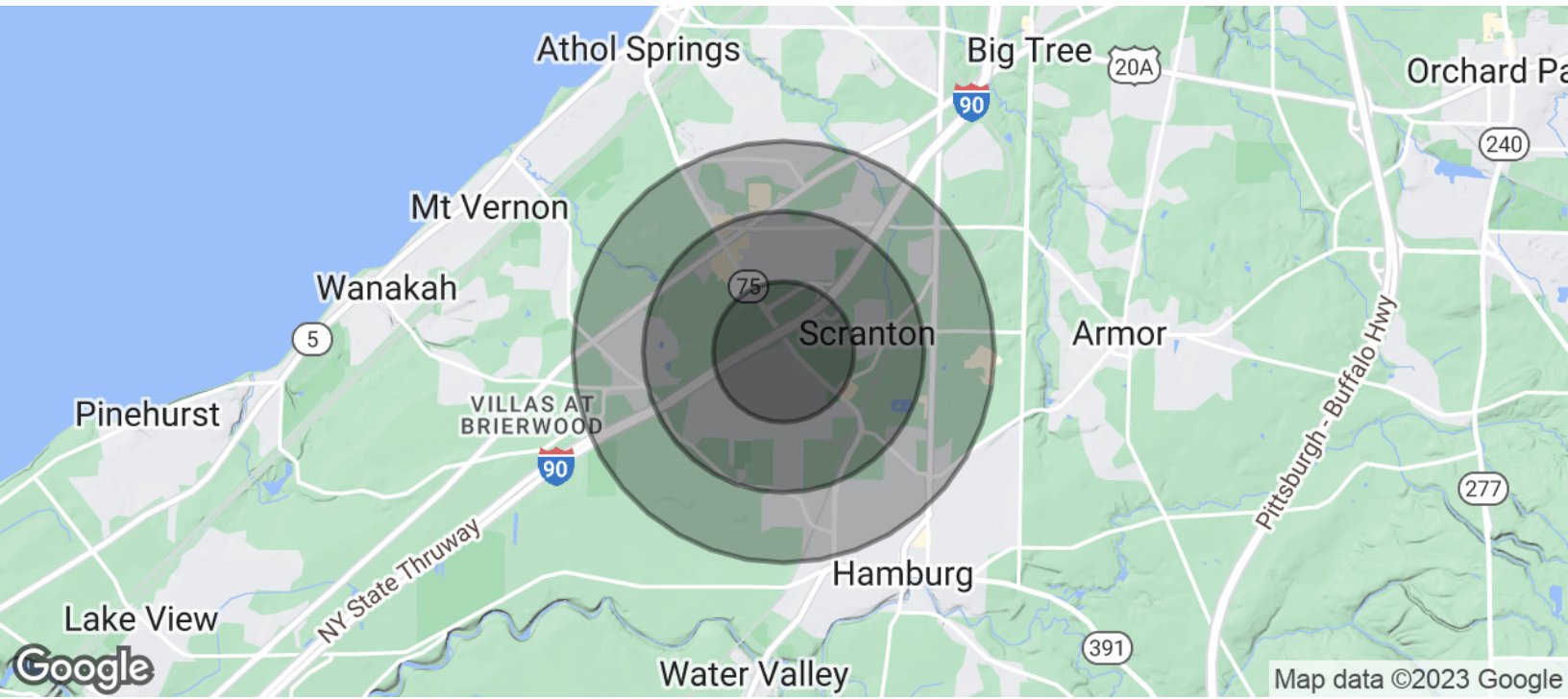
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,898	5,976	12,217
Average Age	44.9	45.3	45.1
Average Age (Male)	43.3	43.7	43.7
Average Age (Female)	46.0	46.5	47.2
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	880	2,794	5,646
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$76,834	\$78,882	\$85,447
Average House Value	\$162,265	\$171,726	\$187,346

\* Demographic data derived from 2020 ACS - US Census



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