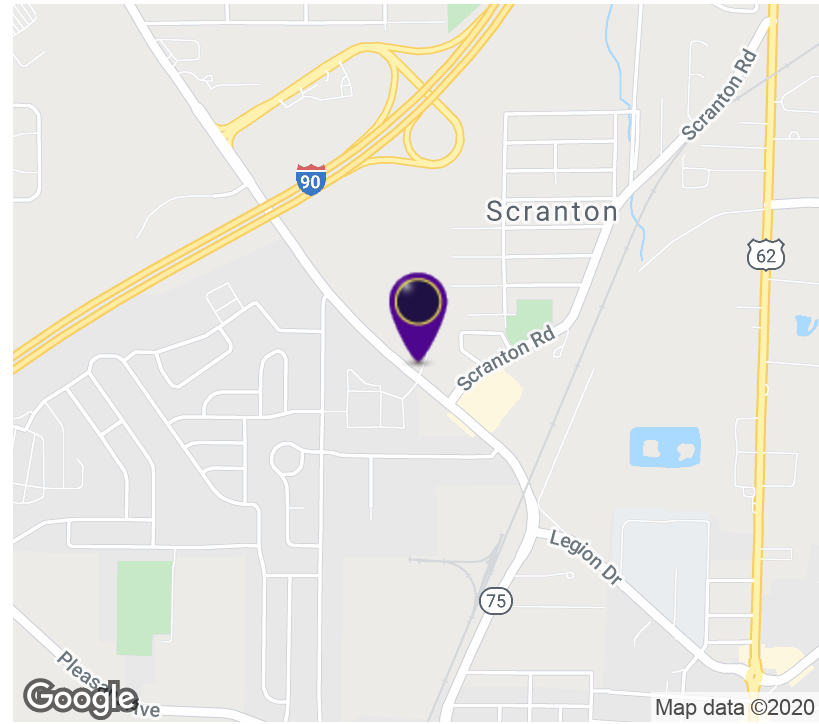


Restaurant For Sale or Lease

5565 Camp Road, Hamburg, NY 14075



OFFERING SUMMARY

Sale Price:	\$399,000
Available SF:	2,938 SF
Lease Rate:	\$3,750.00 per month (NNN)
Building Size:	2,938 SF
Zoning:	Commercial
Price / SF:	\$135.81

PROPERTY OVERVIEW

This property is a freestanding Pizza Hut on Camp Road in Hamburg, New York. The subject property sits on a 0.95 +/- acre parcel, and the building is 2,938+/- square feet. This Pizza Hut is an established location where it has operated successfully for many years and recently newly remodeled.

LOCATION OVERVIEW

This property is strategically located on the corner of Camp Road and Deacon Street, very close to the Walmart and the McKinley Mall, which attracts visitors from many surrounding areas. 1/2 mile south of the Camp Rd. NYS Thruway exit 57.

PROPERTY HIGHLIGHTS

- Turn Key Restaurant Opportunity
- Plenty of Parking (55+/- Cars)
- Fully Equipped
- NYS Thruway I-90 Access 1/2 Miles to the North
- High Traffic Count
- Corner Location



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ADDITIONAL PHOTOS

Restaurant For Sale or Lease

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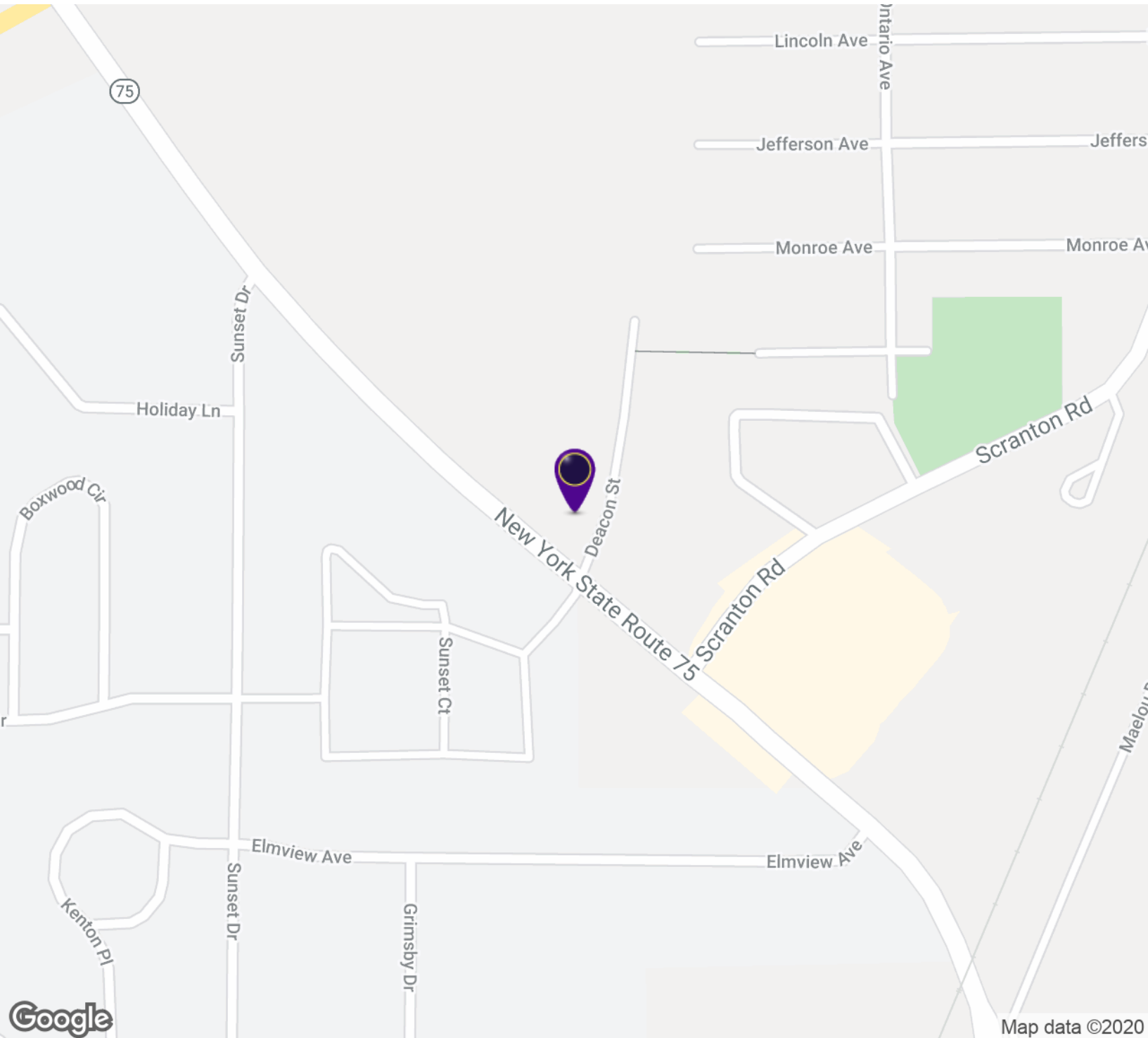
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NY & PA Licensed Broker

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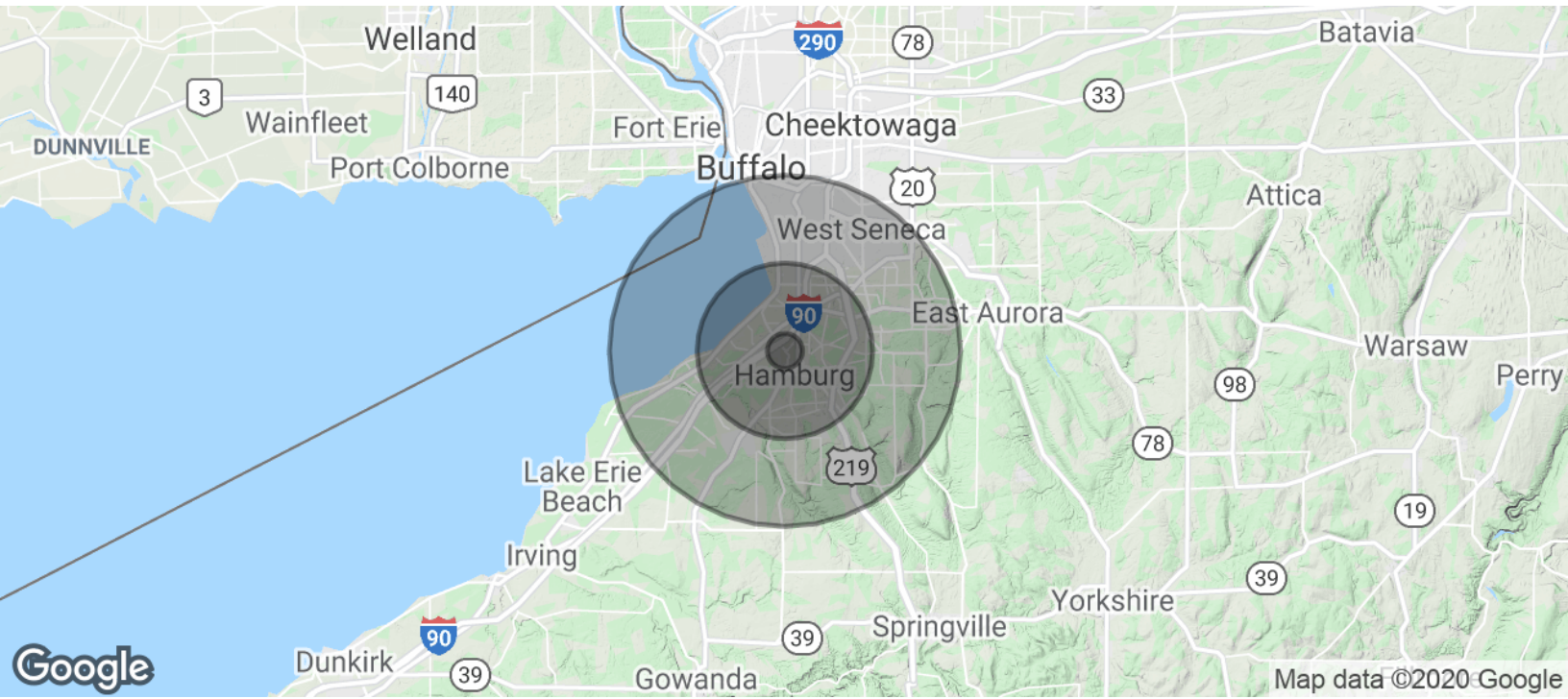


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,360	74,688	259,437
Average age	40.3	42.1	41.3
Average age (Male)	38.5	40.5	39.8
Average age (Female)	42.5	43.9	42.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,129	31,016	107,304
# of persons per HH	2.5	2.4	2.4
Average HH income	\$81,728	\$69,123	\$64,093
Average house value	\$153,598	\$153,665	\$143,375

* Demographic data derived from 2010 US Census



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