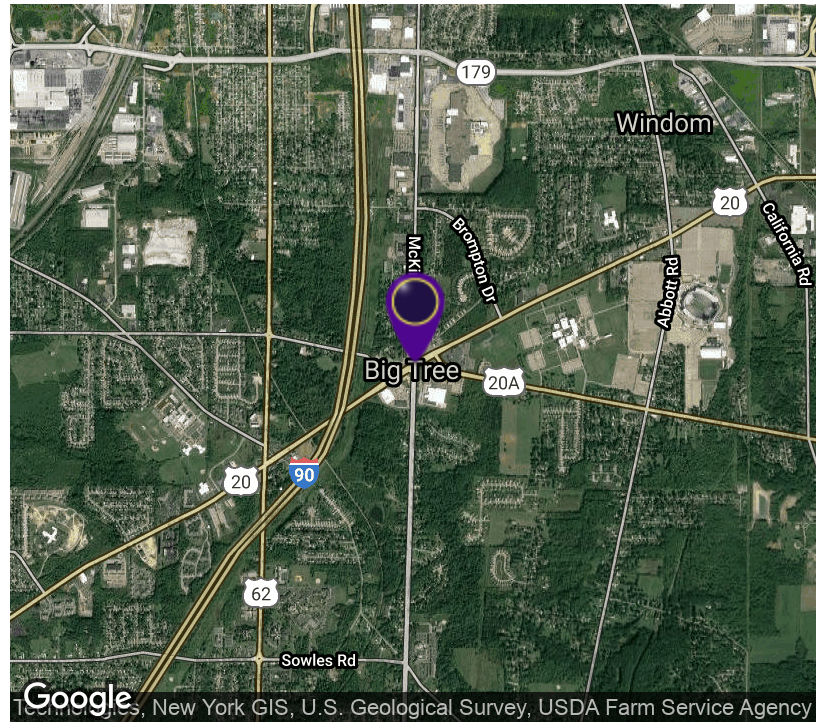


Corner of McKinley Parkway and Big Tree Road Southwestern Boulevard, Hamburg, NY 14075



OFFERING SUMMARY

Lease Price: Subject To Offer

PROPERTY OVERVIEW

1.26 acres and 4.14 +/- acres of vacant land for sale or build to suit. Commercial zoning. Prime development site consisting of two non-adjointing lots, one is 4.14 acres and the other is 1.26 acres of vacant land. Frontage on Southwestern Boulevard, McKinley Parkway, and Big Tree Road.

LOCATION OVERVIEW

Located at the corner of Southwestern Boulevard, McKinley Parkway and Big Tree Road, known as seven corners in the business district. Situated 1/2 mile south the McKinley Mall, Five Guys, Tim Horton's, Buffalo Wild Wings, Monroe Muffler Brake, Verizon Wireless, City Mattress, Advanced Auto Parts, Wegmans, Aldi Foods, Tops Markets, Ruby Tuesdays, Olive Garden, TGI Fridays, Red Lobster, Applebees, Burger King, Wendy's, McDonalds, and Pizza Hut.

PROPERTY HIGHLIGHTS

- 1/2 mile south of McKinley Mall
- High Traffic Count 50,000 +/- Daily at Intersection
- Commercial Zoning
- Frontage on Big Tree Road & Southwestern Blvd.
- Two Traffic Signals for Easy Access

Lot Size: 1.26 + 4.14 Acres

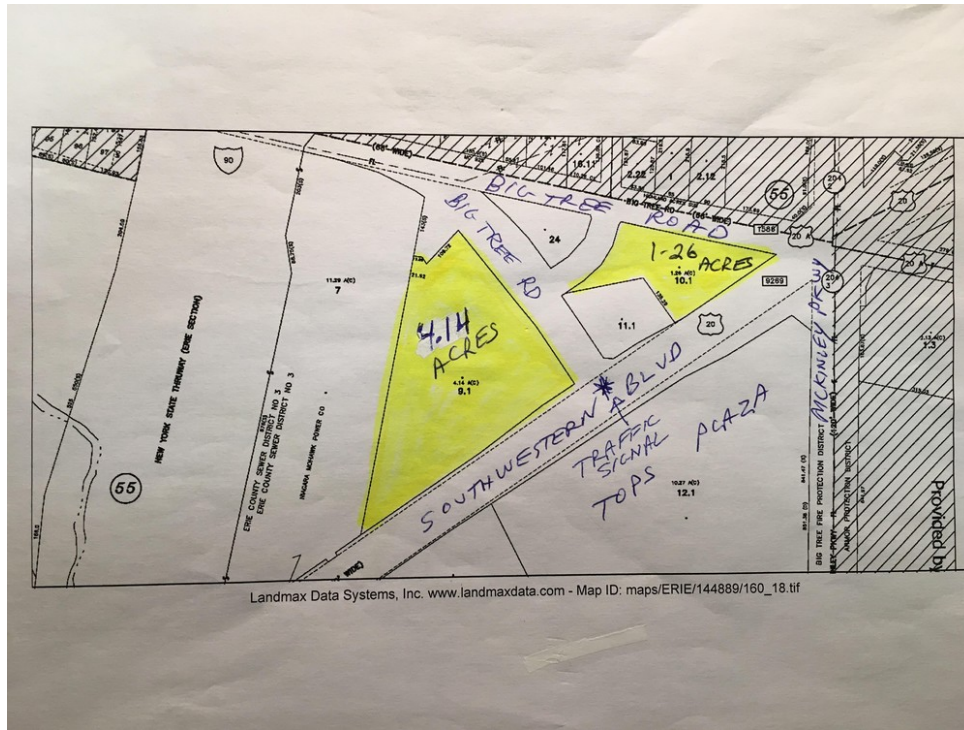


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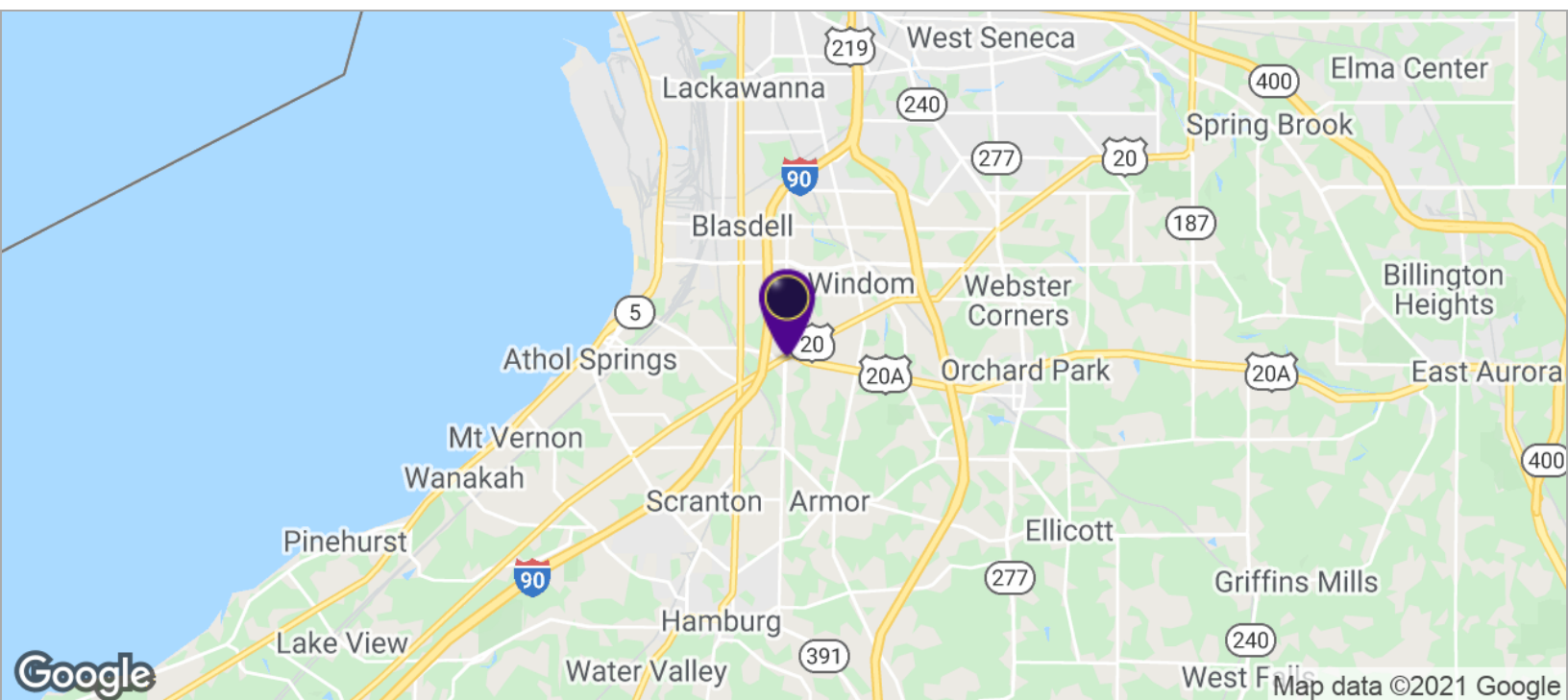
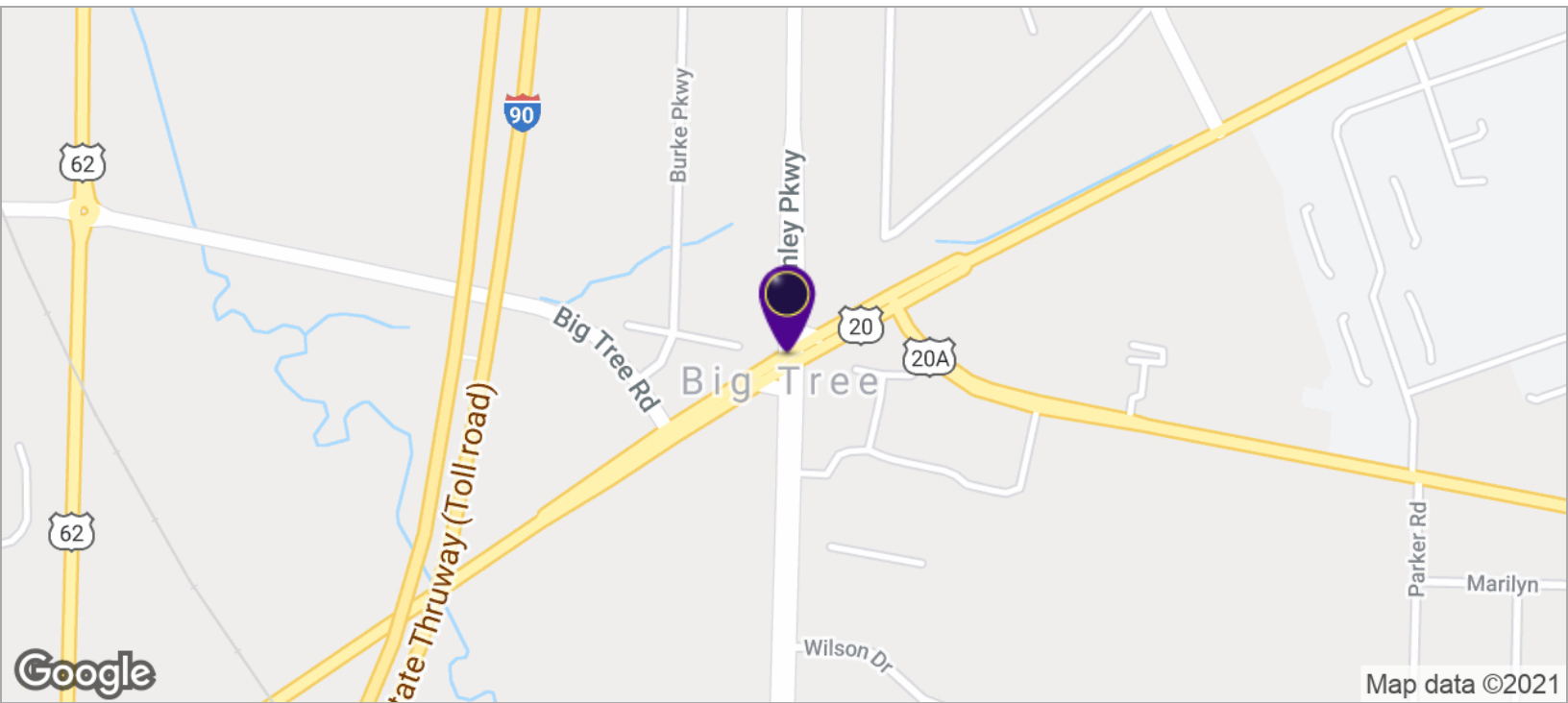
4244 Southwestern Boulevard

Hamburg, NY 14075



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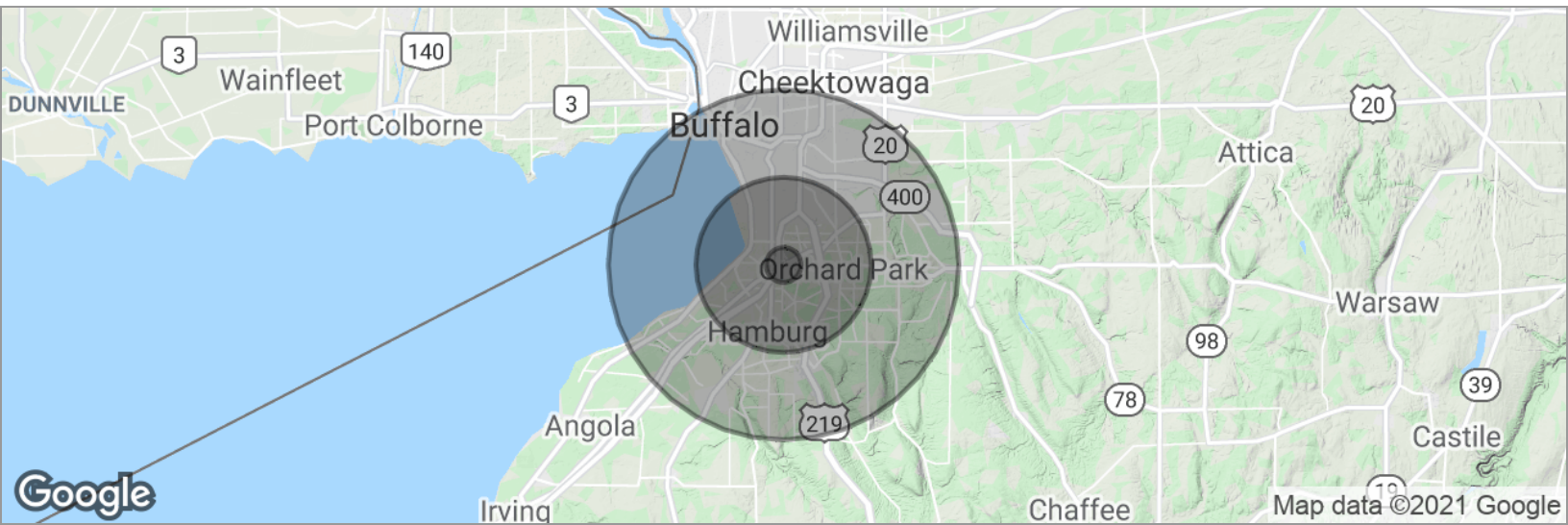


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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,551	35,867	118,889
Median age	40.2	41.4	41.7
Median age (Male)	39.8	40.9	40.8
Median age (Female)	41.2	42.3	42.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	945	13,740	48,098
# of persons per HH	2.7	2.6	2.5
Average HH income	\$87,887	\$80,533	\$68,190
Average house value	\$168,021	\$153,262	\$150,394

* Demographic data derived from 2010 US Census



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