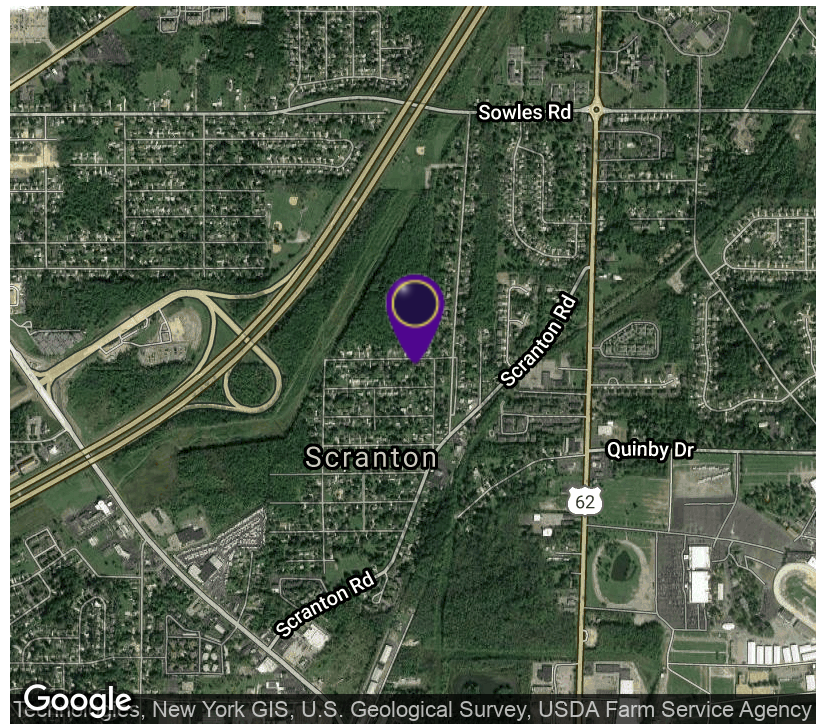
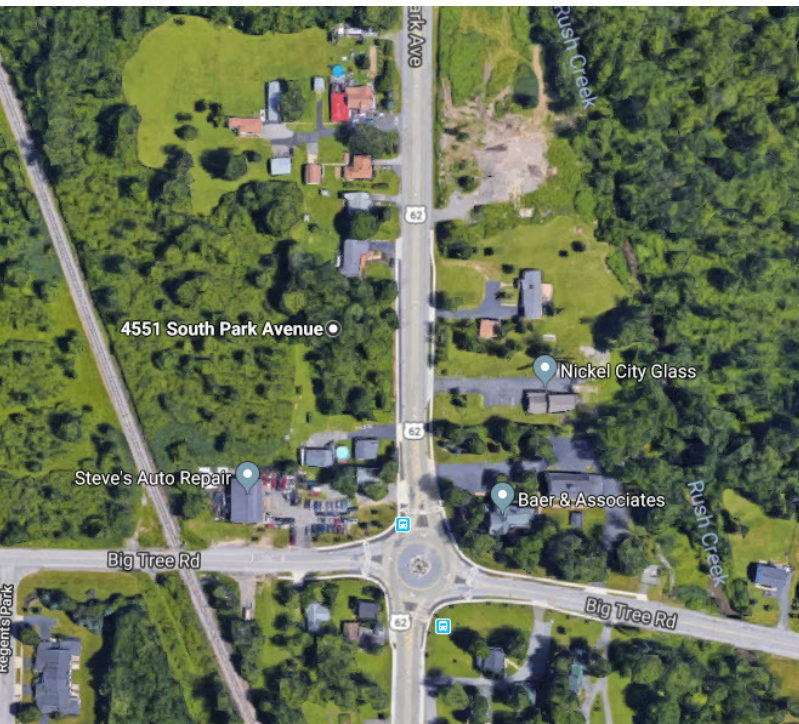


# 4551 South Park Avenue

Hamburg, NY 14075



## OFFERING SUMMARY

Sale Price: \$179,900

Lot Size: 3.6 Acres

Price / SF: \$1.15

## PROPERTY OVERVIEW

Vacant Land with a lot size of approximately 250' deep and irregular. Zoned R-2. Backs up to a creek. Can be subdivided to 1 acre parcels.

## LOCATION OVERVIEW

3.6 Acres of Vacant Land located about 1/8 mile north of Big Tree Road in Hamburg, NY.

## PROPERTY HIGHLIGHTS

- Zoned R-3
- Backs Up to a Creek
- Can Subdivide Parcel



RICK RECCKIO  
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4455 TRANSIT ROAD, SUITE 3B  
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ADDITIONAL PHOTOS

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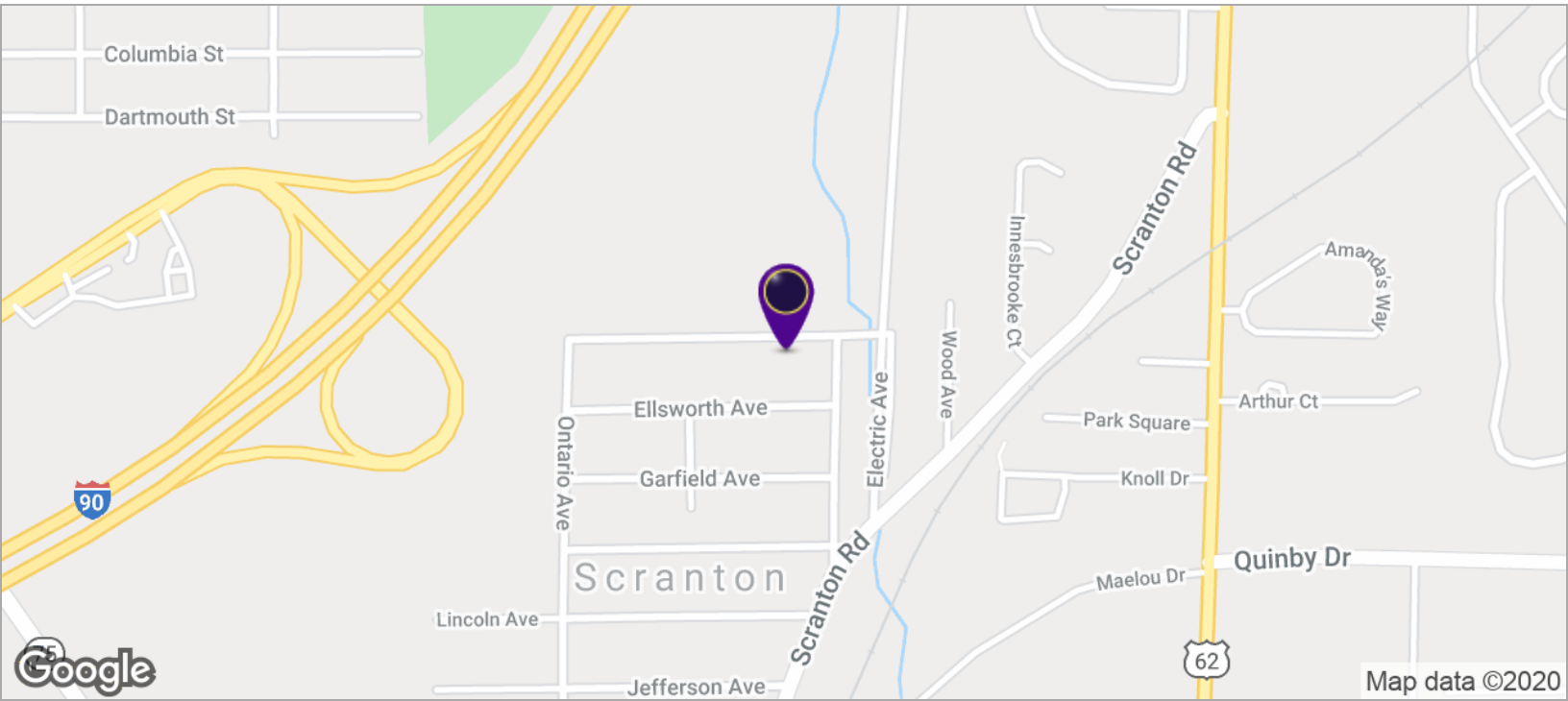


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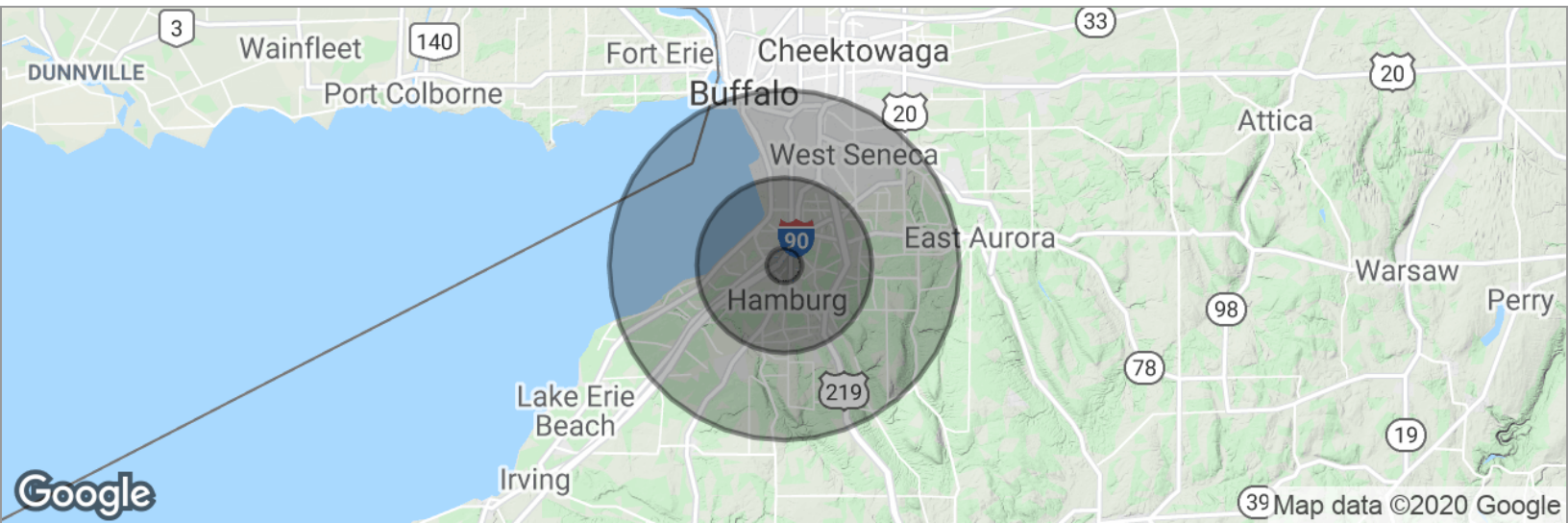


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,011	81,782	285,137
Median age	41.8	42.2	41.5
Median age (Male)	40.8	40.5	39.8
Median age (Female)	43.4	44.0	43.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,192	34,256	119,030
# of persons per HH	2.5	2.4	2.4
Average HH income	\$73,550	\$66,695	\$62,810
Average house value	\$182,749	\$152,256	\$144,586
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	1.4%	2.3%	3.4%
RACE (%)	1 MILE	5 MILES	10 MILES
White	98.2%	97.0%	92.3%
Black	0.5%	1.4%	4.7%
Asian	0.5%	0.5%	0.7%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.3%	0.2%	0.3%
Other	0.0%	0.3%	0.8%

\* Demographic data derived from 2010 US Census



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