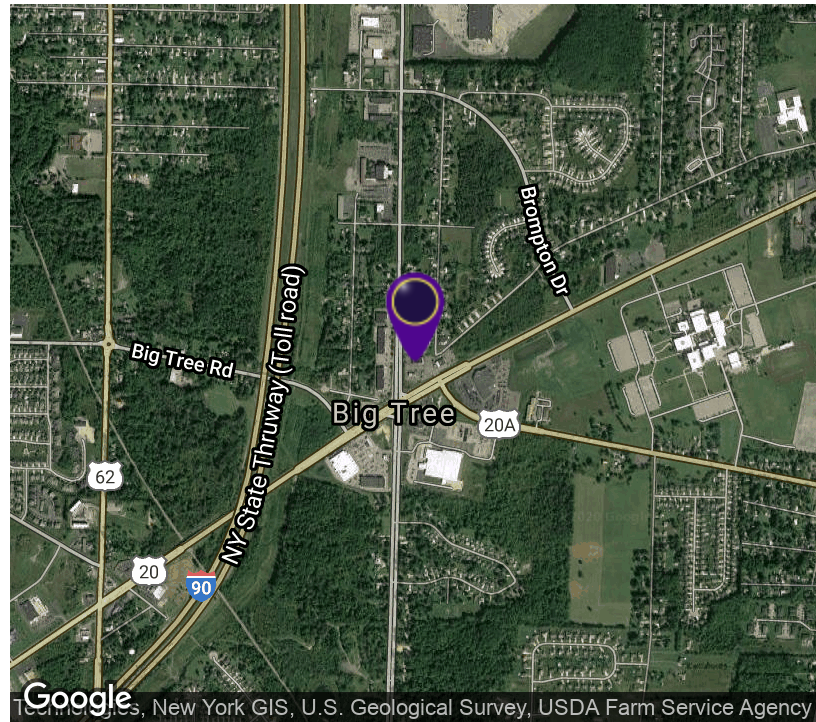


Former Zoom Tan

4141 McKinley Parkway, Hamburg, NY 14075



OFFERING SUMMARY

Available SF: 1,400 SF

Lease Rate: \$19.50 SF/yr (NNN)

Lot Size: 4.4 Acres

Building Size: 9,600 SF

Zoning: Commercial/
Residential

PROPERTY OVERVIEW

Free standing building situated at 7 corners in Hamburg. Located next to Burger King, Subway, Hibachi Restaurant and across from Tops Supermarket, City Mattress, Verizon Wireless, Toyota Dealership. Space can be built to suit for any retail, medical, or office uses. Former Zoom Tan.

LOCATION OVERVIEW

Located at 7 corners intersection in Hamburg. Southwestern Boulevard. McKinley Parkway and Big Tree Roads. Across from Tops Supermarket and 1/2 mile south of the McKinley Mall. Several big box retail and restaurants nearby. Excellent demographics and high traffic count.

PROPERTY HIGHLIGHTS

- Build to Suit
- Former Zoom Tan
- Amazing Location!
- Very High Traffic Counts



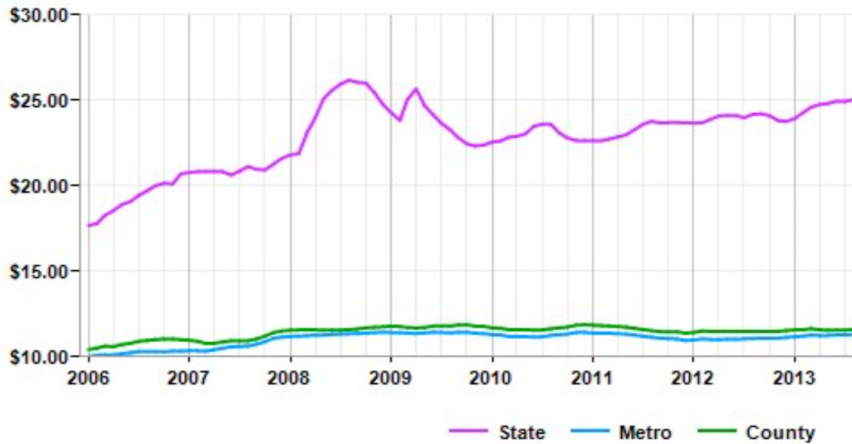
RICK RECCKIO
716.998.4422
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4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

4141 McKinley Parkway

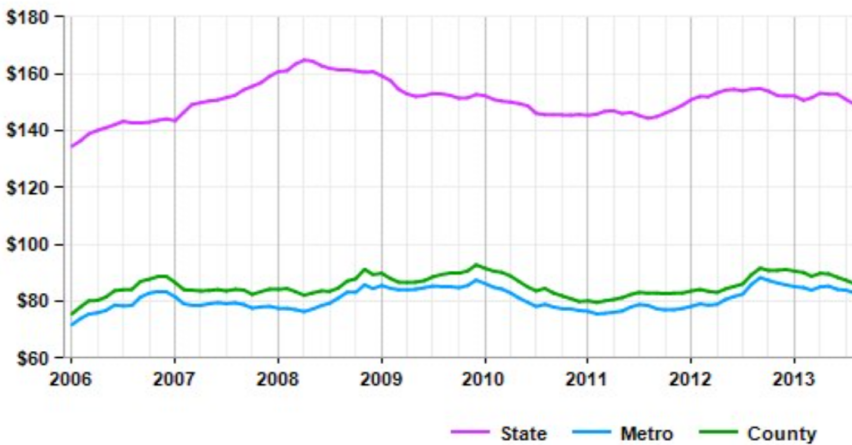
Hamburg, NY 14075

Asking Rent Retail for Lease Hamburg, NY (\$/SF/Year)



	Aug 13	vs. 3 mo. prior	Y-O-Y
State	\$25.05	+1.0%	+3.6%
Metro	\$11.31	+0.6%	+2.3%
County	\$11.60	+0.4%	+1.1%

Asking Prices Retail for Sale Hamburg, NY (\$/SF)



	Aug 13	vs. 3 mo. prior	Y-O-Y
State	\$149	-2.3%	-3.4%
Metro	\$83	-2.8%	-3.5%
County	\$86	-3.8%	-3.5%

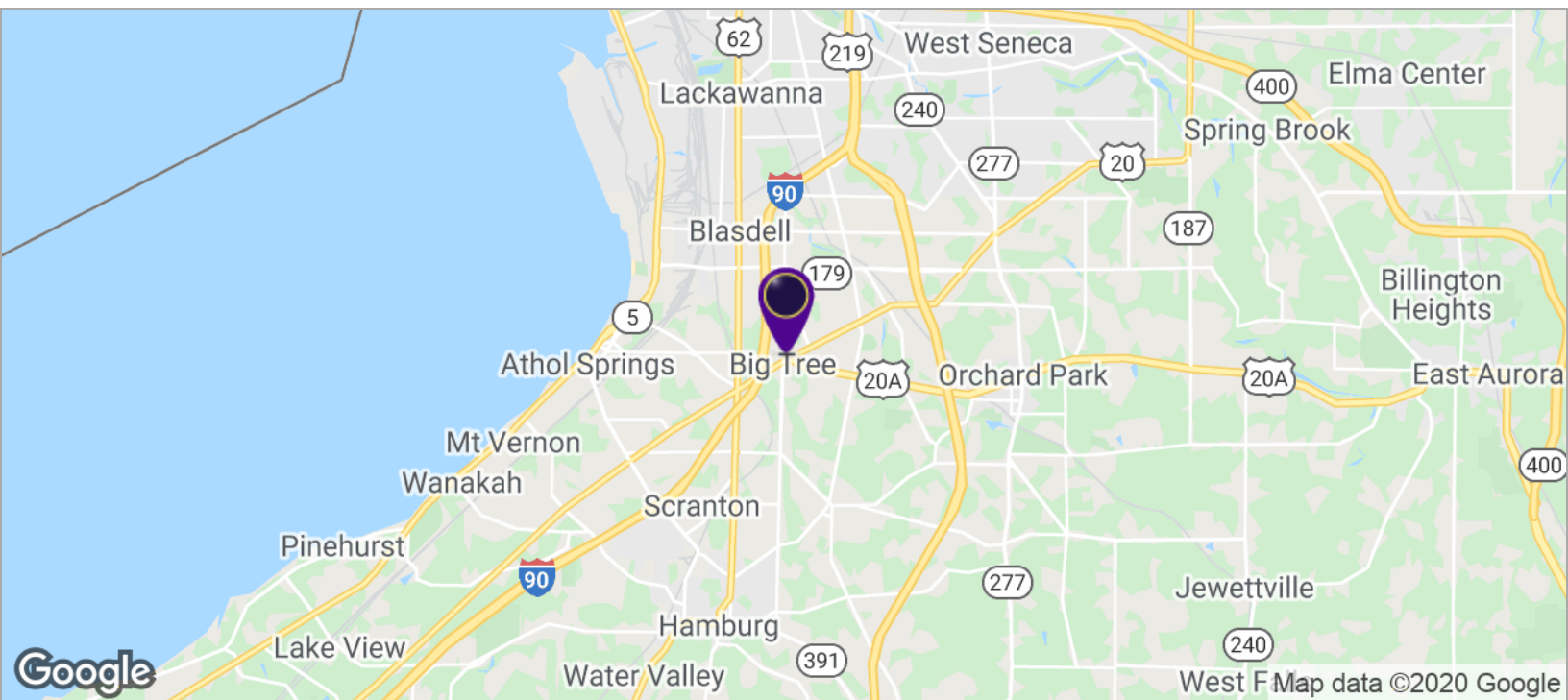
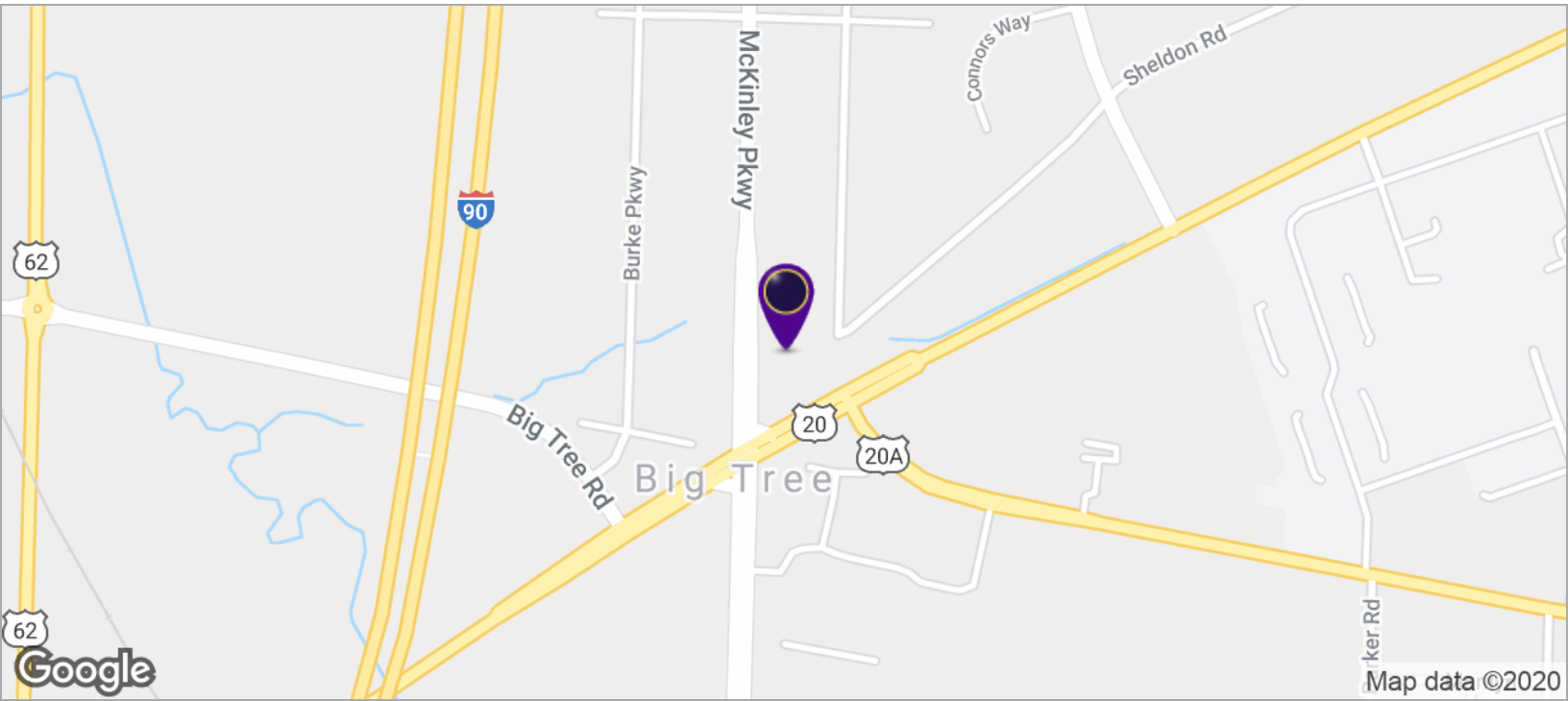


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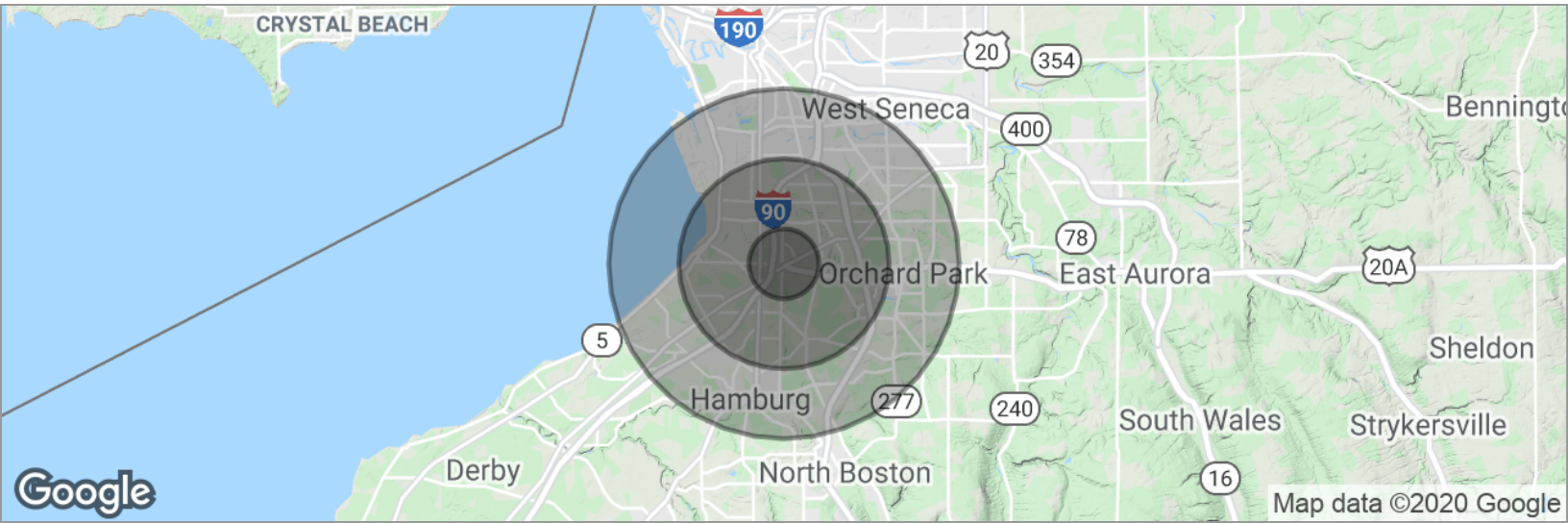


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4701 Big Tree Rd. S Seven Corners

4141 McKinley Parkway, Hamburg, NY 14075



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,954	37,685	121,226
Median age	41.5	42.7	42.4
Median age (Male)	40.6	40.8	40.4
Median age (Female)	42.5	44.3	44.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,201	16,204	51,448
# of persons per HH	2.3	2.3	2.4
Average HH income	\$58,636	\$61,139	\$62,904
Average house value	\$163,756	\$148,953	\$146,615

* Demographic data derived from 2010 US Census



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