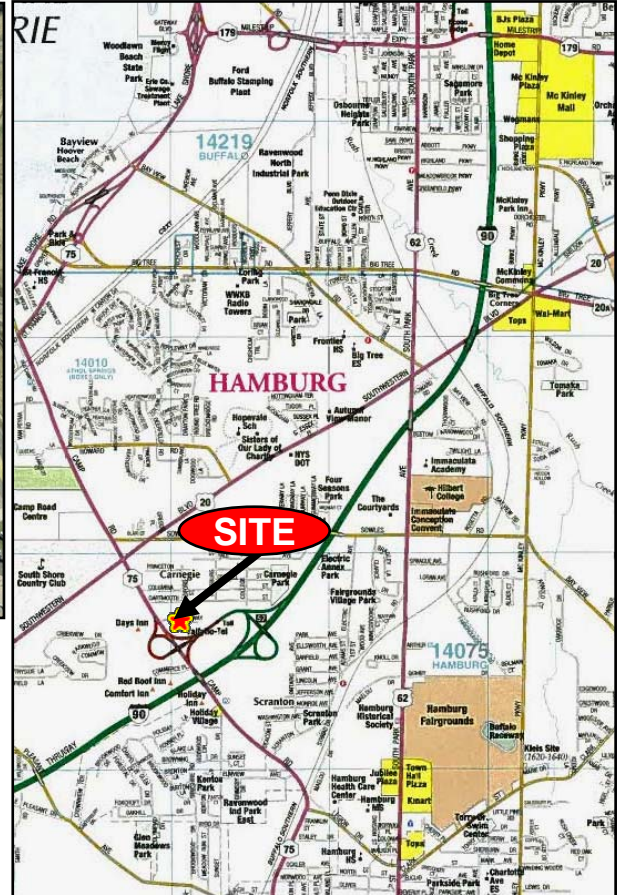


**Exclusive Offering  
FOR SALE**

# 5245 Camp Road, Hamburg, NY

## South of NYS Thruway I-90



### PRIME HAMBURG AREA RETAIL/DEVELOPMENT LOCATION

**LOT SIZE:** 1.413 Acres  
**ZONING:** C2

- Outparcel to 117 Unit Hotel Property
- Highly Visible Retail Site Situated on Heavily Traveled Camp Road
- Located Immediately Off of Exit 57 of NYS Thruway I-90
- Big Box Retail, Restaurants and Banks Nearby
- Excellent Demographics & Traffic Counts
- Superb Thruway & Expressway Access

<b>DEMOGRAPHICS:</b>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<b>Population</b>	5,836	38,366	70,919
<b>Avg. HH Income</b>	\$57,513	\$62,648	\$62,868

#### TRAFFIC COUNTS:

- 25,800 AADT on Camp Road
- 40,600 AADT on NYS Thruway I-90

#### IDEAL FOR:

- Restaurant
- Retail
- Hotel Site

**For More Information Contact:**

**BILL DAMIN**

Commercial Sales & Leasing  
(716) 852 - 7500 x 120  
bdamin@pyramidbrokerage.com

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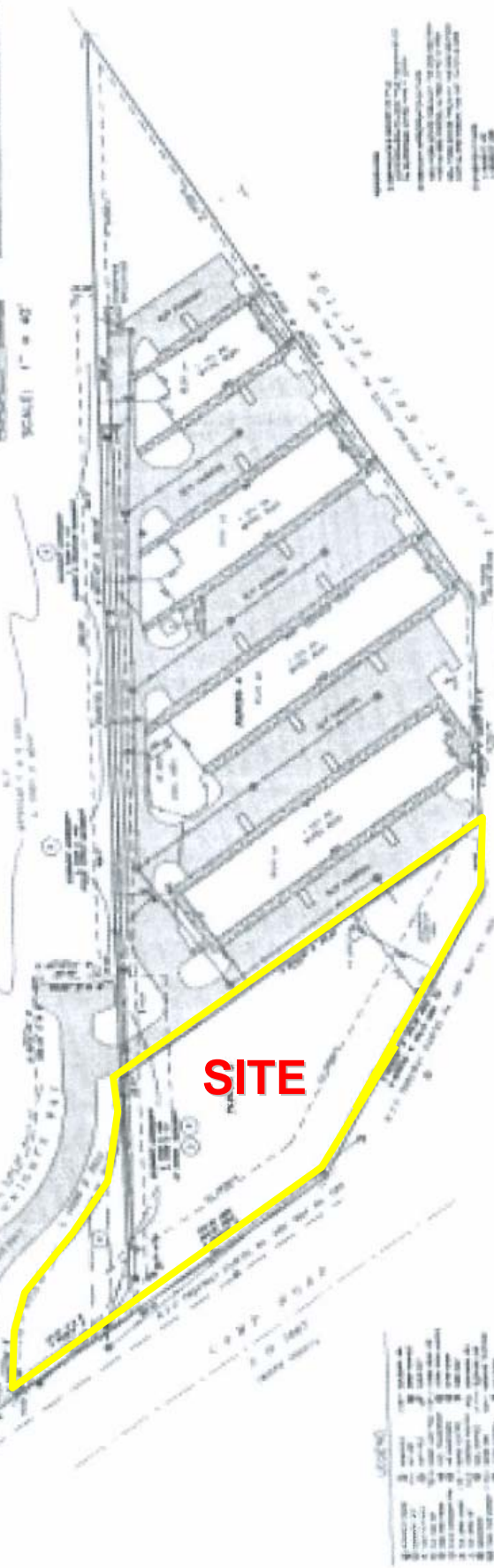
(716) 852-7500 • Fax: (716) 852-0890 [pyramidbrokerage.com](http://pyramidbrokerage.com)

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ALLIANCE

# SURVEY



MAP OF A SURVEY  
OF PART OF  
CITY OF NEW YORK  
TOWNSHIP OF HAMBURG  
COUNTY OF ERIE, STATE OF NEW YORK

- 1. The boundary between the City of New York and the County of Erie is shown by a dashed line.
- 2. The boundary between the City of New York and the Town of Hamburg is shown by a solid line.
- 3. The boundary between the City of New York and the Town of Hamburg is shown by a solid line.
- 4. The boundary between the City of New York and the Town of Hamburg is shown by a solid line.
- 5. The boundary between the City of New York and the Town of Hamburg is shown by a solid line.
- 6. The boundary between the City of New York and the Town of Hamburg is shown by a solid line.

NO.	DESCRIPTION	ACRES
1	Lot 1	0.12
2	Lot 2	0.12
3	Lot 3	0.12
4	Lot 4	0.12
5	Lot 5	0.12
6	Lot 6	0.12
7	Lot 7	0.12
8	Lot 8	0.12
9	Lot 9	0.12
10	Lot 10	0.12

