

FOR SALE OR LEASE

1.12 ± ACRE RETAIL PAD SITE

Property Features

Lot Size 1.12 ± Acres

Property Highlights

- Premier retail pad site available for sale or lease
- 1.12 acres with direct access off Southwestern Blvd
- Located next to the signalized intersection of Southwestern Blvd and Camp Road
- Highly visible and easily accessible location
- Proximate to NYS Thruway I-90 Exit 57
- Close to Super Walmart Center and other major retailers
- Excellent demographics and high traffic counts
- Surrounded by national fast food/QSR chains and service retailers
- Ideal for: quick service/fast food restaurants, automotive services, financial services, traditional retail



Demographics	1 Mile	3 Miles	5 Miles
Population	5,731	39,419	74,076
Average HH Income	\$104,720	\$108,288	\$104,624

Traffic Counts

Southwestern Blvd	31,882 AADT
Camp Road	27,375 AADT

EXCLUSIVE CONTACT

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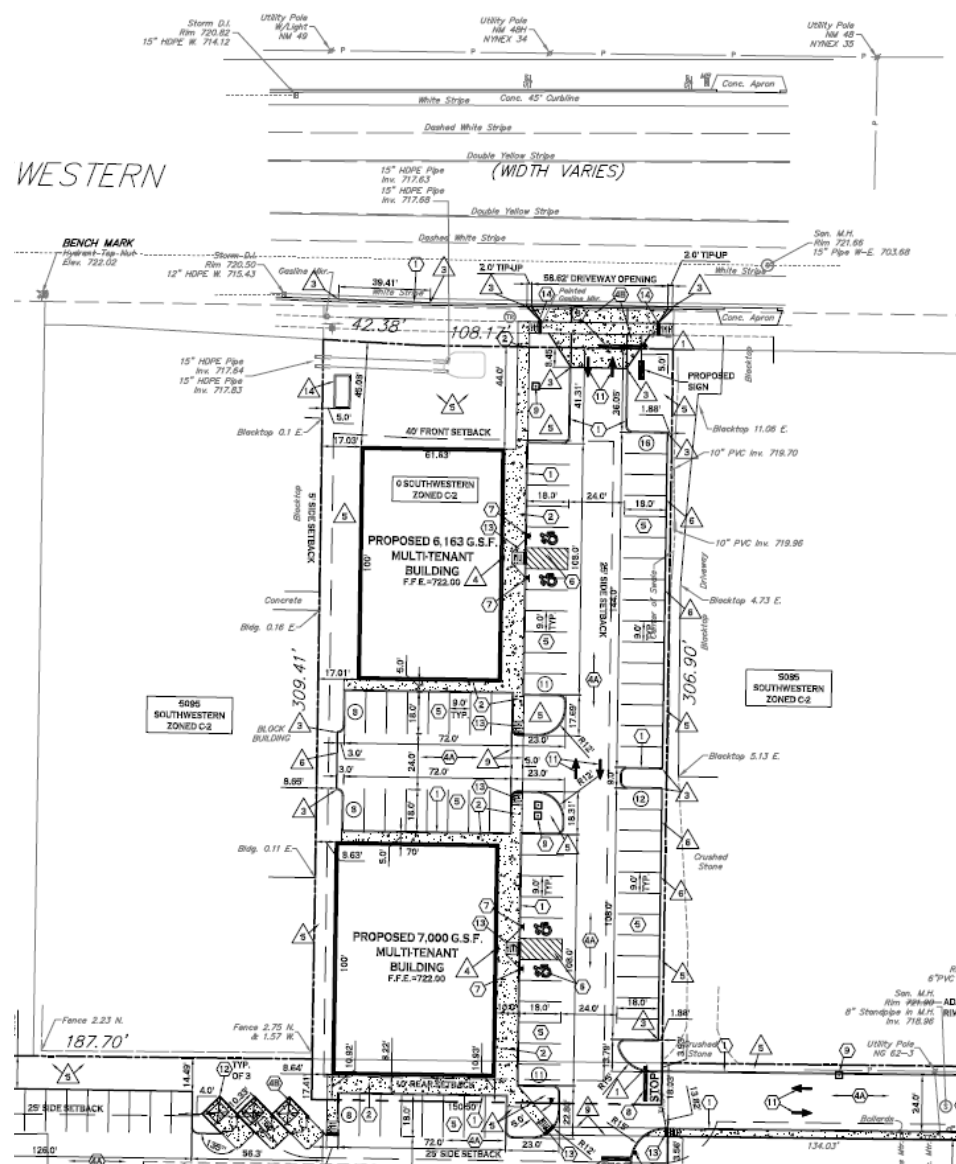
5089 Southwestern Blvd
Hamburg, New York



Location Map

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Site Plan



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WAKEFIELD



Pyramid Brokerage
Company

5089 Southwestern Blvd
Hamburg, New York



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