

FOR SALE

3.82 Acre Development Site

5489 Southwestern Blvd., Hamburg, NY 14075



PROPERTY HIGHLIGHTS

- Zoned C-2 (General Commercial District)
- Significant New Development Along Southwestern Blvd.
- Sewer & Water Located on Property
- Two Curb Cuts
- 780 Sq. Ft. Building on Site
- Strong Traffic Counts
- 145 feet of frontage on Southwestern Blvd.



DEMOGRAPHICS:

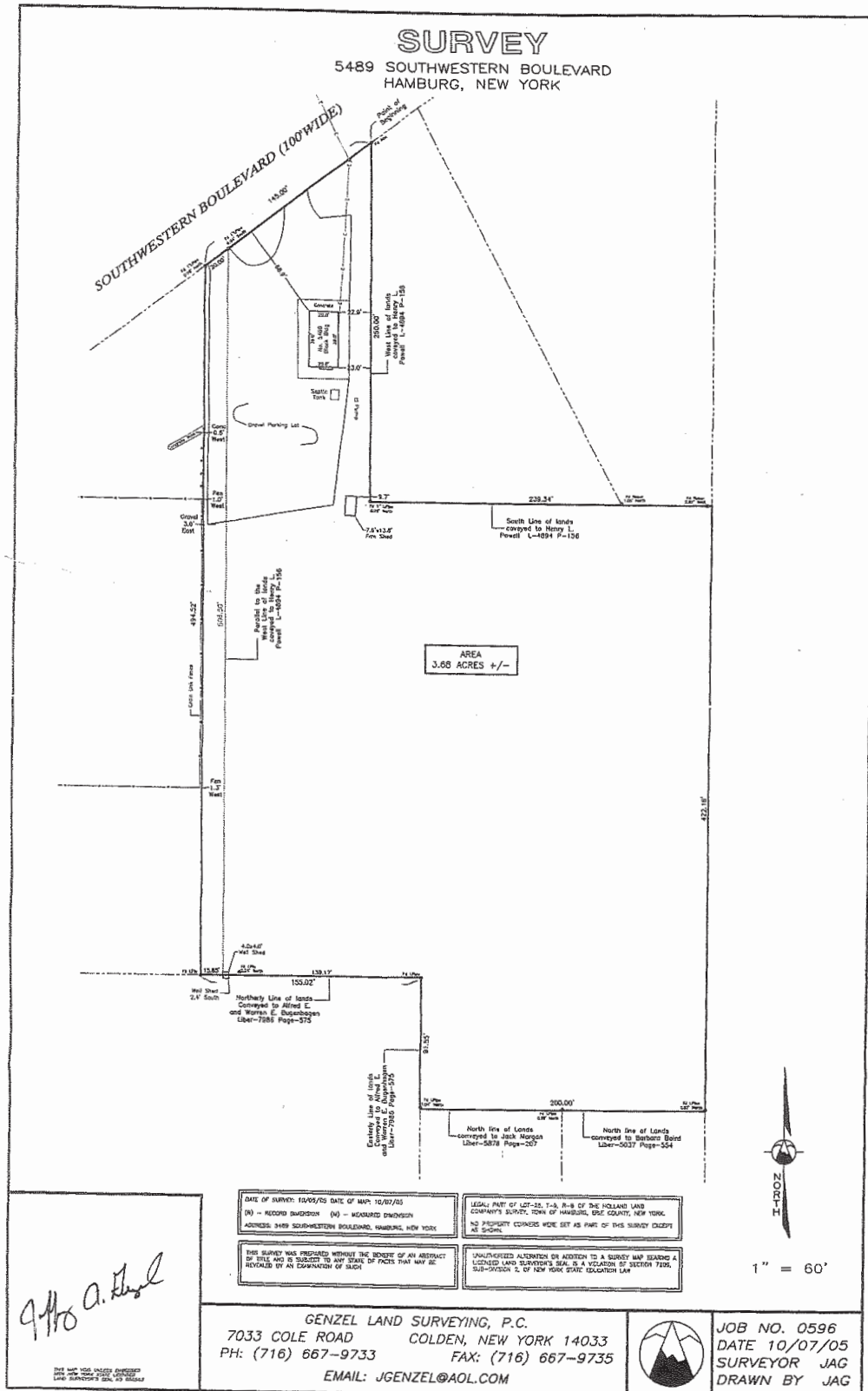
	<u>3 Miles</u>	<u>5 Miles</u>
Population:	16,358	63,787
Households:	6,715	26,122
Average HH Income:	\$74,719	\$77,585



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