

5,194 SF AVAILABLE FOR LEASE

MULTI USE BUILDING FOR LEASE

BUILDING FEATURES	
Total Available	5,194 ± Sq. Ft.
Lot Size	1.04 ± Acres
Parking	Surface Lot
Zoning	C-2

Property Highlights

- Two-story office building available for lease
- Easy in-out access with three curb cuts
- Automotive zoning overlay in place
- Building has three (3) 10' overhead doors on North end
- Wide open spaces inside with small office, bathrooms, and 2nd floor office space
- Building can be split to accommodate multiple tenants
- Excellent traffic counts
- Located near Southwestern and Camp Road Intersection
- Close proximity to NYS Thruway with easy access from Exit 57
- Ideal for: automotive parts sales, service, repair, professional office, retail, gym / fitness



For more information, contact:
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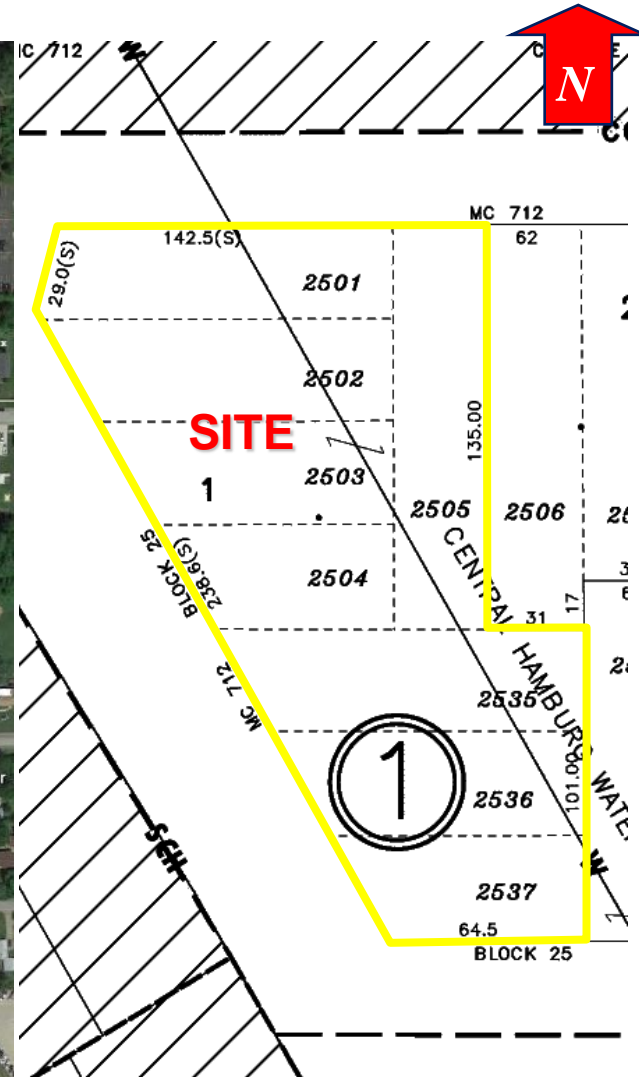
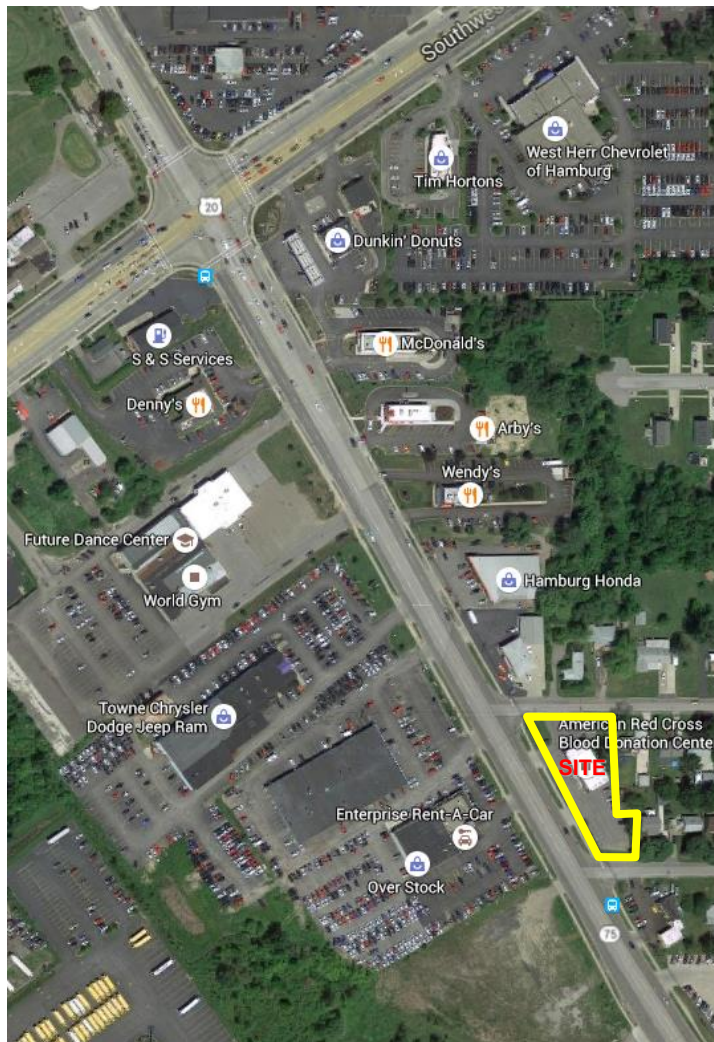
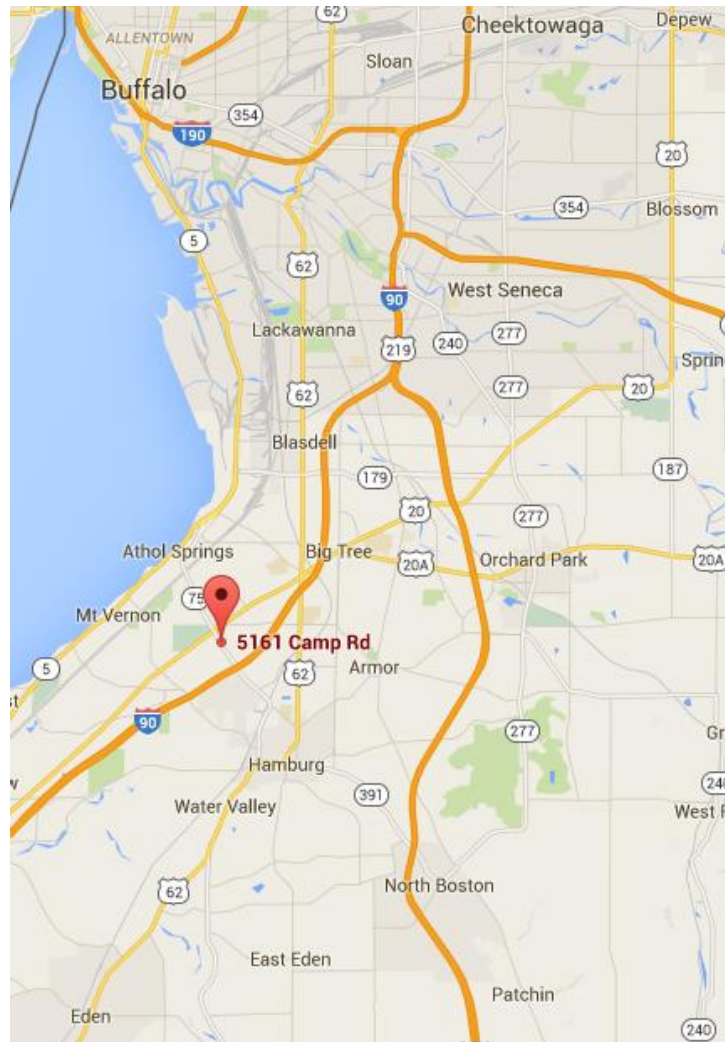
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DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Population	5,111	38,195	70,155
Median Income	\$65,280	\$63,028	\$59,650

TRAFFIC COUNTS	
Camp Road	27,351 AADT
Southwestern Blvd	31,650 AADT

OFFICE FOR LEASE
5161 Camp Road
Hamburg, New York



Location Map

Aerial

Tax Map