

## **RETAIL / OFFICE FOR LEASE** 5161 Camp Road

Hamburg, New York

## **MULTI USE BUILDING FOR LEASE**

## 5,194 SF AVAILABLE FOR LEASE

BUILDING FEATURES	
Total Available	5,194 <u>+</u> Sq. Ft.
Lot Size	1.04 <u>+</u> 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 2<sup>nd</sup> 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



DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Population	5,111	38,195	70,155
Median Income	\$65,280	\$63,028	\$59,650
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TRAFFIC COUNTS			
Camp Road	27,351 AA	DT	

31.650 AADT

For more information, contact:

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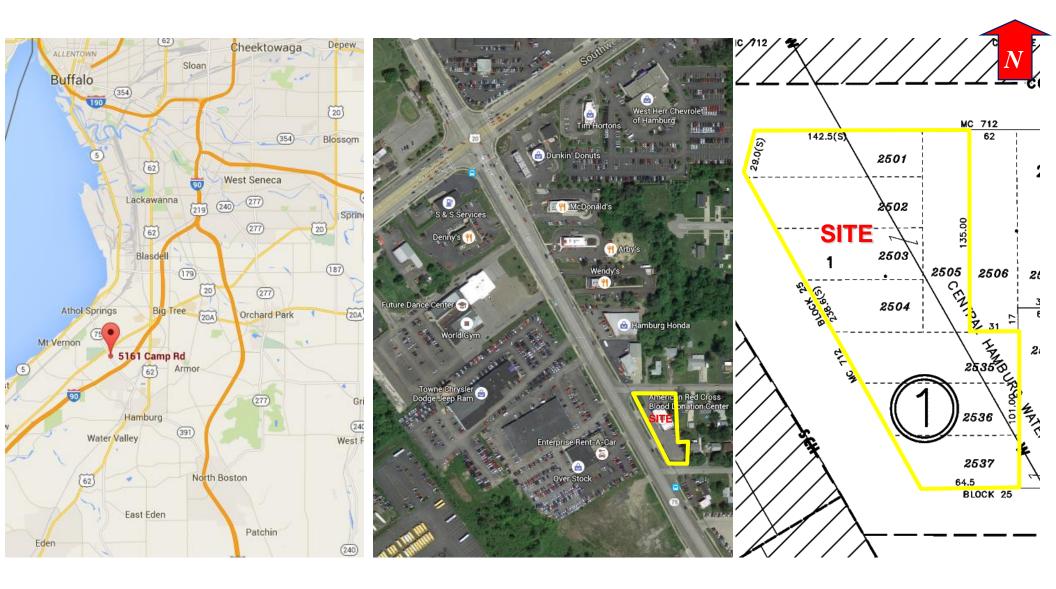
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Southwestern Blvd



office for lease 5161 Camp Road Hamburg, New York



Location Map

Aerial

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