

FOR LEASE

5203 Camp Road Hamburg, New York



PROPERTY DESCRIPTION

Premium high visibility location for your business, with immediate access to the I-90. Over one (1) acre, and parking for 40+ cars. This would be a fantastic retail/restaurant location. Originally built as a car wash, this building is solid with tile floor, floor drains and block construction. Plenty of power, two (2) private offices, store front entry, open floor plan and three (3) bathrooms make this a great building for light production or call center. Come with ideas, owner will allow some modifications for use.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	6,293	41,026	72,765
Total Households	2,624	17,126	30,271
Ave. Annual Income	\$73,426	\$80,571	\$77,803

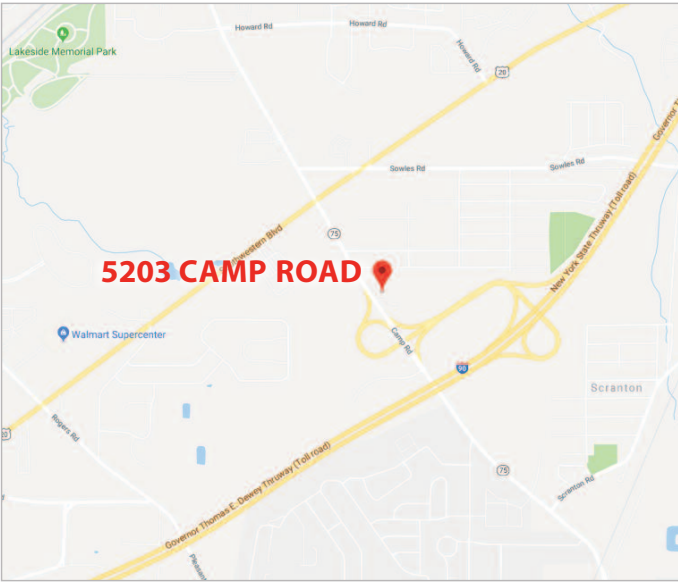
PROPERTY OVERVIEW

Lot Size	1.01 +/- acres
Total SF	3,000 +/- SF
Year Built	1970
Stories	1
Lease Rate	\$18.00 / SF
Traffic Count	27,272 ADT
Parking	On Site



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