

**FOR LEASE**

## 40 Main Street (lower), Hamburg, NY 14075



Great lease space in the Village of Hamburg. Near shops and restaurants. Lots of space. 2054 sf includes reception area, 6 offices, 2 bathrooms, kitchen and storage. Handicapped accessible. Back of the building with separate entrance and common parking. Landlord looking for long term lease.

**PROPERTY OVERVIEW**

<b>Lot Size</b>	0.16 +/- AC
<b>Total SF</b>	11,484 +/- SF
<b>Leasable SF</b>	2,054 +/- SF
<b>Lease Rate</b>	\$12.50 / SF
<b>Year Built</b>	1918
<b>Stories</b>	2
<b>Traffic Count</b>	11,331 ADT
<b>Parking</b>	On Site

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total Population</b>	8,108	28,234	65,200
<b>Total Households</b>	3,350	11,551	26,595
<b>Ave. Annual Income</b>	\$84,567	\$76,668	\$73,885

### Millie Blaszczyk

Licensed Real Estate Salesperson

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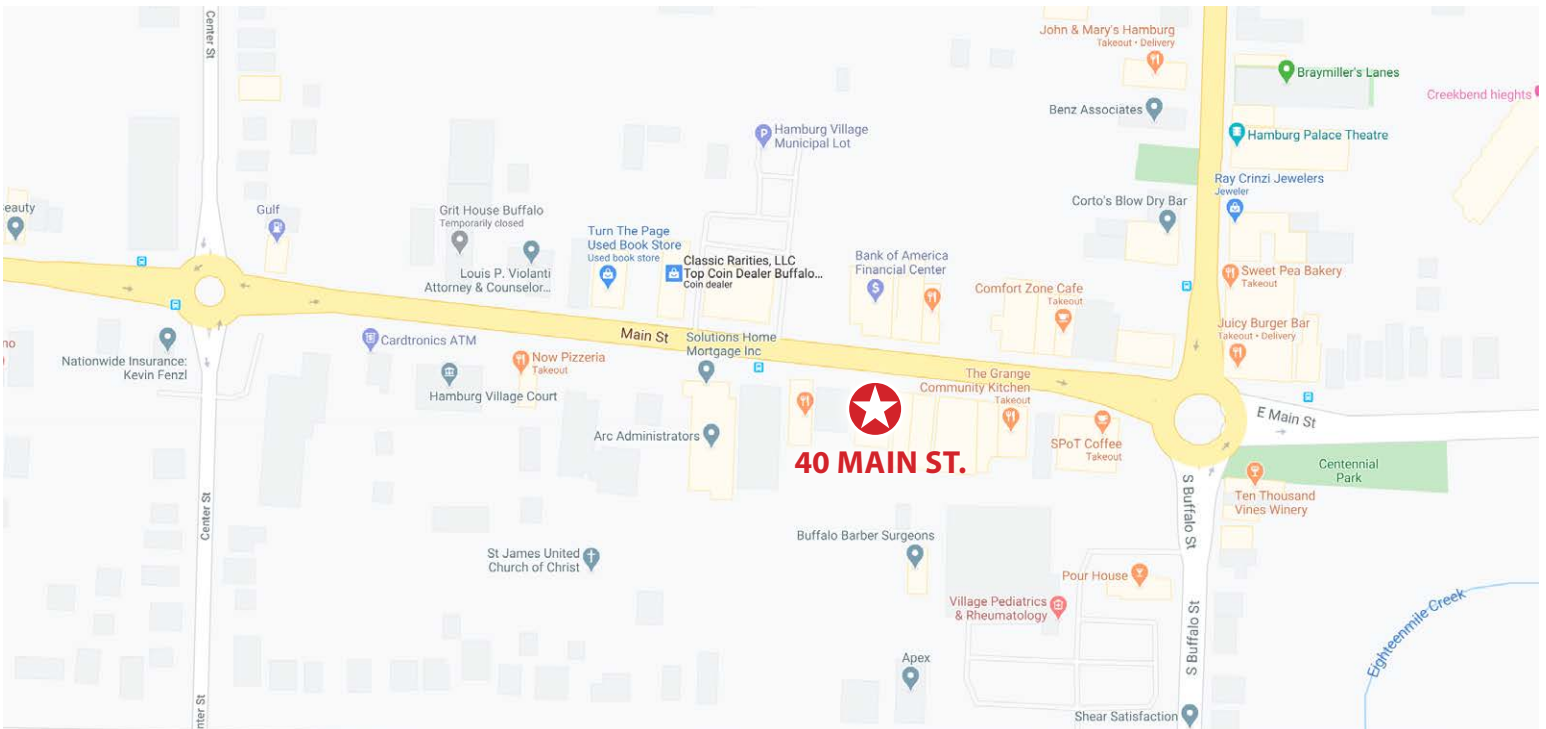
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COMMERCIAL

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