

FOR SALE

EXCELLENT SUBURBAN PLAZA/OFFICE INVESTMENT PROPERTY
5470 Camp Road, Hamburg, NY 14075



This suburban investment property consists of a strip plaza and three free standing office buildings located on the Northwest corner of Camp Road (Route 75) and Sunset Drive just east of Exit 57 of NYS Thruway (I-90) on Route 75 which is the main thoroughfare to the Town and Village of Hamburg. 90% occupied, 6 retail and 3 office tenants; high traffic counts; successful long term tenants; additional land for expansion or parking. **9.5% cap rate!**

PROPERTY OVERVIEW

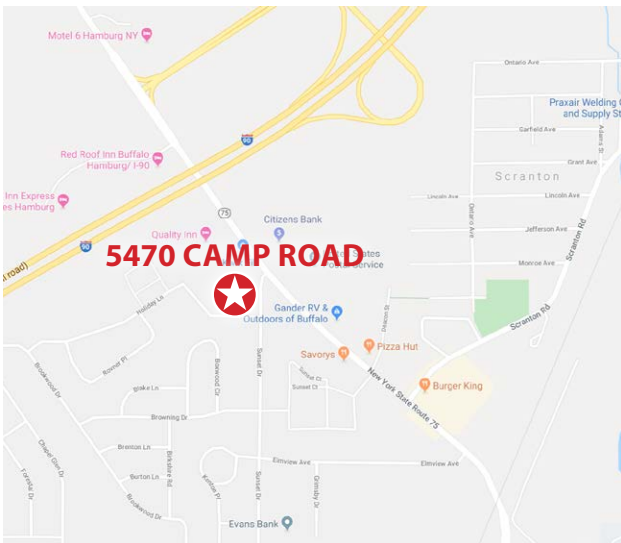
Lot Size	4.45 +/- acres
Total SF	32,087 +/- SF
Stories	1
Traffic Count	21,876 ADT
Parking	On Site

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	6,752	42,940	69,695
Total Households	2,785	17,816	29,018
Ave. Annual Income	\$66,426	\$71,318	\$68,195

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