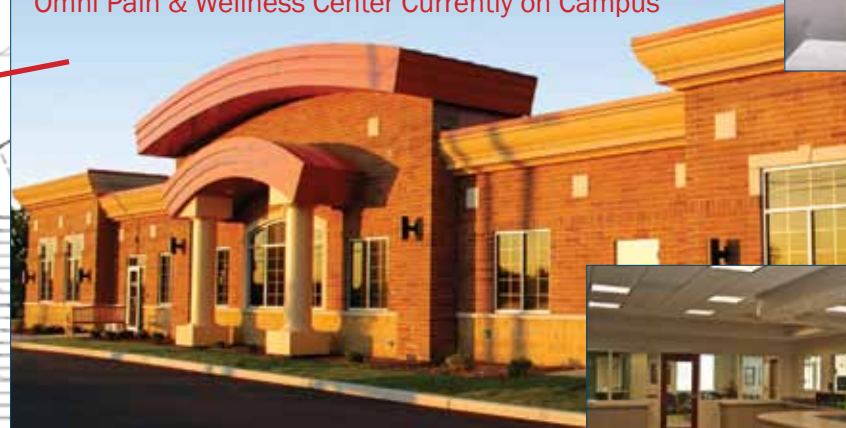


# CampRoad<sup>2</sup> SEQUEL

4865 Camp Road | Hamburg, NY 14075



Omni Pain & Wellness Center Currently on Campus



Proposed Build-to-Suit Design



## WhyLocateHERE...

- ◁ 28,575 sq. ft. Build-to-Suit with Ownership/Joint Venture Opportunities
- ◁ One-Stop Medical Campus Offering Multidisciplinary Services Under One Roof
- ◁ Convenient Access from the NYS Thruway, Southern Tier Expressway, Route 20 and Route 75
- ◁ On Campus with the Omni Pain & Wellness Center, home to Multiple Medical Specialties
- ◁ Draws from surrounding communities: Hamburg (pop. 56,000), Orchard Park (pop. 27,000), West Seneca (pop. 44,000), Buffalo (pop. 280,000), Cheek. (pop. 94,000), East Aurora and Canada



### MODERNDESIGNS

Aesthetically Pleasing



### EFFICIENTWORKFLOWS

Alleviating Congestion & Stress



### FACILITYVISIONING

Cost-Effective Premium Finishes



### MEDICALDESTINATIONS

Multiple Disciplines in One Location

## McGuire Development Company specializes in the VISIONING and DEVELOPMENT of medical facilities.

As a full-service real estate firm, we have in-house experts who will keep the project *WITHIN YOUR BUDGET* as well as broker the *SALE, LEASE OR SUBLET OF YOUR CURRENT PROPERTY*, if applicable.

Our **MEDICAL FOOTPRINT** in WNY includes working with and developing the following:

Pediatric & Adolescent Urgent Care

University Pediatric Dentistry

Williamsville Pediatric Center

Omni Pain & Wellness Center

Lakeshore Primary Care Associates

Sheehan Health Network - Medical Home

ECMC Capital Projects Renovations

Brain & Spine Center

Windsong Radiology Group, PC

We also own, operate and property manage skilled nursing facilities, inpatient & outpatient rehabilitation centers and an institutional pharmacy in NYS.



### Demos-at-a-Glance 5 Mile Radius

#### Population Growth Trends

2000	2010	2015
75,332	74,768	73,583

#### Average Household Income

2000	2010	2015
\$53,238	\$67,893	\$77,048

#### Median Age

2000	2010	2015
38.9	42.2	43.0

Source: CCIM, October 2011

**McGuire**  
Development Co  
Trust Through Transparency

**Marietta Cimato**  
**(716) 829-1989**

www.McGuireDevelopment.com