

Derby Professional Park² SEQUEL

7060 Erie Road | Derby, NY



Derby Professional Park Currently on Campus



Proposed Build-to-Suit Design



DERBY PHASE II is designed as a mirror image to the 15,000-square-foot Phase I construction of Derby Professional Park, home to Lakeshore Family Medicine, the Brain and Spine Center and other complimentary disciplines.

The Derby Phase II building boasts up to 20,000 square feet of space on 15 acres of land in the **UNDER-SERVED** markets just south of Hamburg.

WhyLocateHERE...

- ◁ Up to 20,000-Square-Feet with a Strategic Location Adjacent to Derby Professional Park
- ◁ One-Stop Medical Campus on 15 Acres, Tailored to Meet Your Needs
- ◁ Convenient Access from the NY State Thruway, Southern Tier Expressway and Routes 20 & 78
- ◁ Ample Parking with 100+ Off Street Car Parks
- ◁ 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) and Canada



MODERN DESIGNS

Aesthetically Pleasing



EFFICIENT WORKFLOWS

Alleviating Congestion & Stress



FACILITY VISIONING

Cost-Effective Premium Finishes



MEDICAL DESTINATIONS

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			
Year	2000	2010	2015
Population	75,332	74,768	73,583
Average Household Income			
Year	2000	2010	2015
Income	\$53,238	\$67,893	\$77,048
Median Age			
Year	2000	2010	2015
Age	38.9	42.2	43.0

Source: CCIM, October 2011

McGuire
Development
Trust Through Transparency

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