

AVAILABLE FOR SALE

Potential Development Site - Commercial or Residential

5286 South Park Avenue
Hamburg, New York 14075



McGuire
Development Co
Trust Through Transparency

(716) 829-1900

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PROPERTY OVERVIEW

57,966 sq. ft. Residential Health Care Facility built in 1992

116,630 sq. ft. Convent

5,364 sq. ft. Stand-Alone Convent

18.48 acres

Three ingress/egress points

This expansive property is ideal for redevelopment or reuse.

Its location provides easy access to the southtown communities as well as all Buffalo suburbs via the NYS Thruway.

It is located adjacent to Hilbert College and within minutes to the McKinley Mall, Erie County Fair Grounds, Erie Community College, Immaculata Academy, Ralph Wilson Stadium and numerous shopping and entertainment districts.



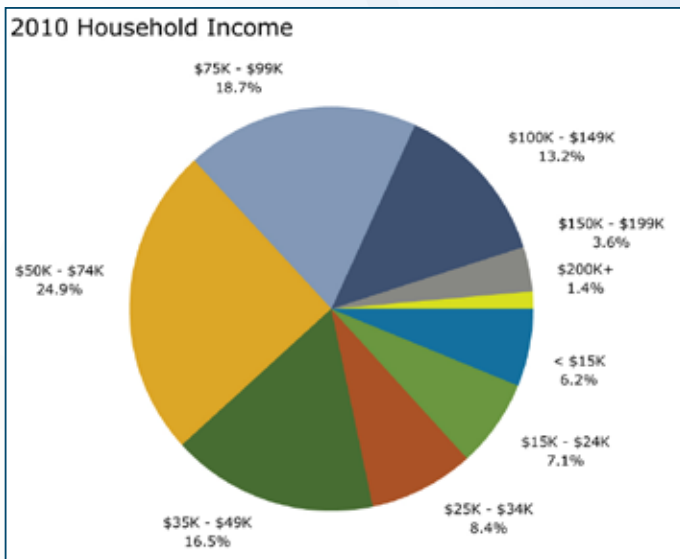




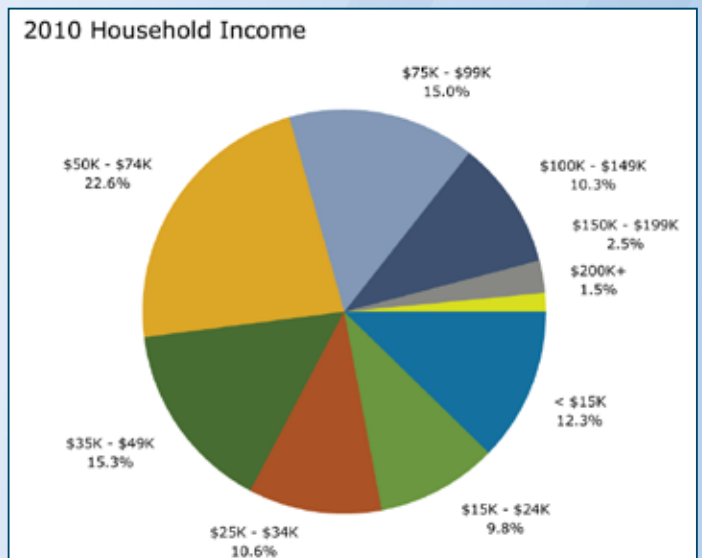
3-Mile Radius

Summary	2000	2010	2015
Population	45,016	44,891	44,262
Median Age	39.4	43.0	43.9
Average Household Income	\$54,316	\$69,864	\$78,752

3-Mile Radius

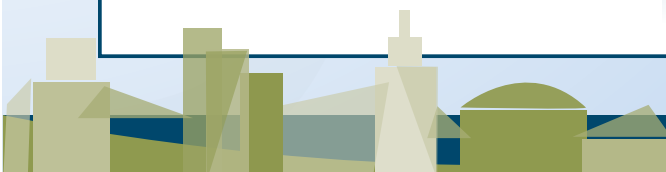


10-Mile Radius



10-Mile Radius

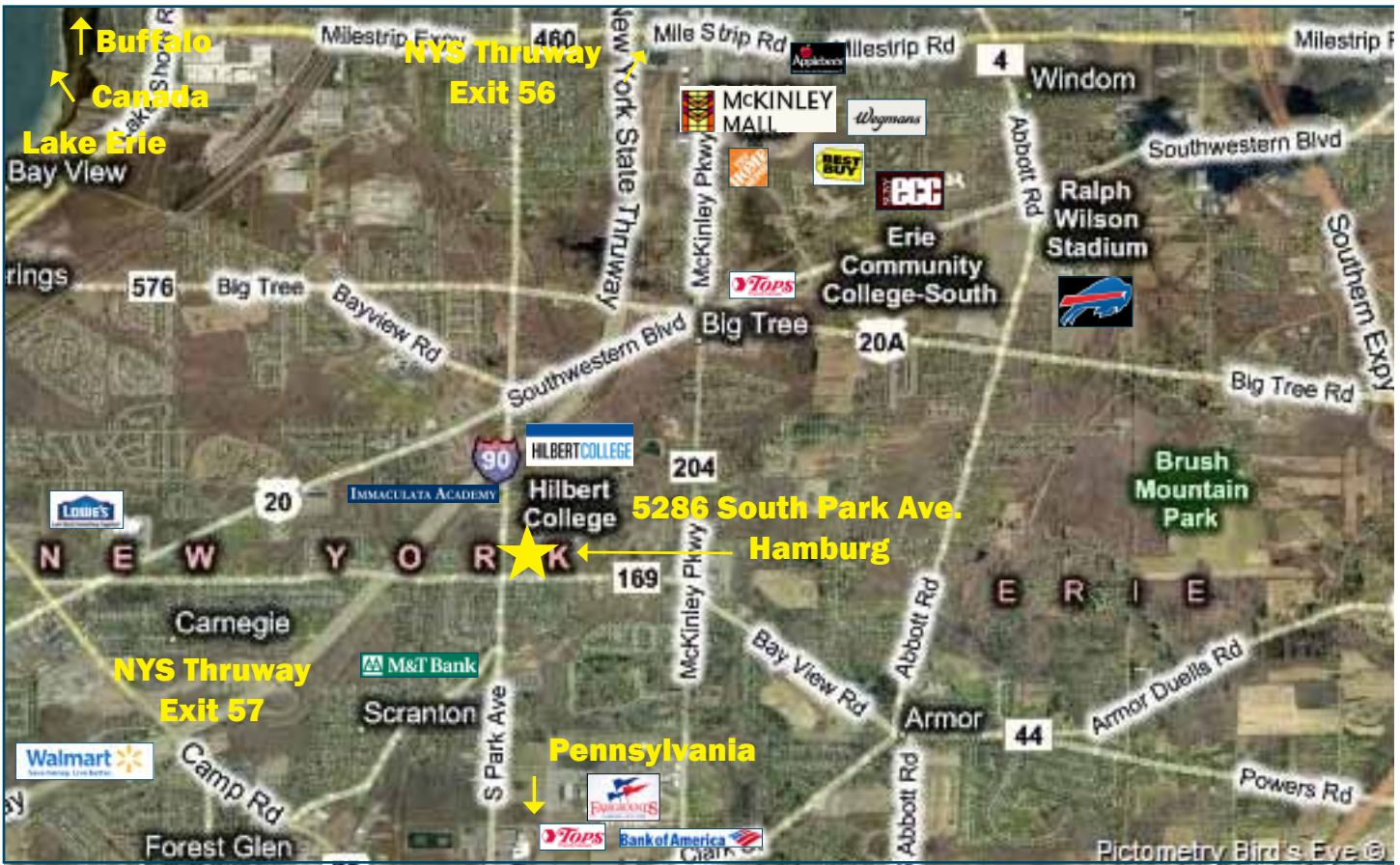
Summary	2000	2010	2015
Population	289,340	278,146	272,187
Median Age	38.8	41.9	42.6
Average Household Income	\$48,036	\$61,794	\$70,644



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For Information Contact:

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