

3701 MCKINLEY PARKWAY

3701 McKinley Parkway
Hamburg, NY 14219



PROPERTY DESCRIPTION

Former 8,106 SF Red Lobster available for NNN lease. The restaurant space is located on the McKinley Mall ring road, right next to the signalized entrance on Milestrip Rd. The ring road also has a signalized entrance of McKinley Parkway.

LOCATION DESCRIPTION

Former Red Lobster located on the McKinley Mall ring road. Located next to the mall entrance/exit on Milestrip Rd. Centrally located in Hamburg, one of the fastest-growing cities/villages in Upstate NY. The available property is less than a mile from I-90 allowing for easy access to a major highway in the Buffalo MSA. A dominant trade in the Buffalo MSA, retailers of note area include Wegmans, Hobby Lobby, TJ Maxx, Home Depot, JoAnn, Five Below, BJ's, Party City, ALDI, Party City, Pet Supplies Plus, and Office Max. Restaurants and QSRs of note include Starbucks, McDonald's, Wendy's, Panera, Chick-fil-A, Tim Hortons, Olive Garden, Applebee's, Chipotle, Five Guys, and Firehouse Subs.

PROPERTY HIGHLIGHTS

- NNN Lease
- Large parking lot
- Located in dominate trade are in Buffalo MSA

SPACES	LEASE RATE	SIZE (SF)
Former Restaurant	Negotiable	8,106



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PLACER.AI RESTAURANT PERFORMANCE

Restaurants	Visits/Yr	Nation	Percentile	NY	Percentile	15 mi	Percentile
Chick-fil-A	613,600	1197/2214	45	13/21	42	3/3	33
Olive Garden	340,600	236/854	72	6/27	81	1/4	100
Panera	254,100	219/1824	88	20/88	78	2/8	87
Applebee's	209,200	470/1507	68	46/78	42	3/5	60
Burger King	207,200	25/6043	99	2/253	99	1/17	100
Outback Steakhouse	204,300	216/659	67	8/23	69	2/2	50
Chipotle	179,900	354/2384	85	31/95	68	2/5	80
Corelife	137,500	15/52	73	7/17	64	1/1	100
Chuck E. Cheese	116,700	10/48	81	1/3	100	1/1	100
Firehouse Subs	58,200	287/908	68	3/6	66	2/2	50



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PLACER.AI RETAIL PERFORMANCE

Retailers	Visits/Yr	Nation	Percentile	NY	Percentile	15 mi	Percentile
Wegmans	2,200,000	8/103	93	7/47	87	2/7	85
McKinley Mall	2,000,000	270/569	52	15/39	64	1/1	100
BJ's	836,600	98/219	55	27/43	39	2/3	66
Tops	641,600	16/132	88	16/115	86	8/21	66
TJ Maxx	449,300	486/1124	56	22/61	65	2/3	66
Hobby Lobby	385,600	378/916	58	5/19	78	2/2	50
Esporta Fitness	351,500	66/169	61	4/8	62	1/4	100
ALDI	339,700	228/2032	88	23/110	80	5/12	66
Five Below	296,200	114/1006	88	12/48	77	2/5	80
Jo-Ann Fabric	195,200	155/707	78	6/25	80	1/2	100
Dollar Tree	186,200	1975/6708	70	99/261	62	6/17	70
Pet Supplies Plus	133,900	55/548	90	7/40	85	1/8	100
OfficeMax	75,400	146/266	45	4/7	57	3/4	50
Dunn Tire	13,000	13/22	45	13/20	40	4/6	50



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DEMOGRAPHICS	1 MI	2 MI	3 MI	10 MIN
Population				
2023 Estimated Population	7,123	21,930	52,491	70,797
2028 Projected Population	6,964	22,095	53,117	71,321
2020 Census Population	6,865	20,938	51,897	70,390
2010 Census Population	6,784	20,412	48,482	66,380
2023 Median Age	40.9	43.0	43.4	42.9
Households				
2023 Estimated Households	3,173	9,776	23,833	31,554
2028 Projected Households	3,113	9,881	24,245	31,954
2020 Census Households	3,153	9,334	23,033	30,710
2010 Census Households	3,016	9,040	21,456	28,720
Race and Ethnicity				
2023 Estimated White	86.3%	84.7%	84.5%	84.2%
2023 Estimated Black or African American	5.8%	6.3%	6.6%	7.2%
2023 Estimated Asian or Pacific Islander	2.8%	2.9%	2.9%	2.8%
2023 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%	0.3%
2023 Estimated Other Races	4.8%	5.8%	5.7%	5.5%
2023 Estimated Hispanic	4.9%	6.3%	6.0%	5.7%
Income				
2023 Estimated Average Household Income	\$89,443	\$94,867	\$91,733	\$96,169
2023 Estimated Median Household Income	\$69,801	\$74,736	\$70,167	\$72,204
2023 Estimated Per Capita Income	\$39,885	\$42,471	\$41,814	\$43,023
Education (Age 25+)				
2023 Estimated High School Graduate	33.3%	32.1%	31.1%	28.9%
2023 Estimated Some College	20.2%	18.8%	18.4%	17.9%
2023 Estimated Associates Degree Only	17.3%	14.7%	14.6%	14.8%
2023 Estimated Bachelors Degree Only	14.6%	18.4%	18.5%	19.9%
2023 Estimated Graduate Degree	7.8%	9.3%	10.3%	11.6%
2023 Estimated College Educated	59.9%	61.2%	61.8%	64.2%
Business				
2023 Estimated Total Businesses	238	665	1,442	2,211
2023 Estimated Total Employees	2,484	10,034	24,148	30,534
2023 Estimated Employee Population per Business	10.4	15.1	16.7	13.8
2023 Estimated Residential Population per Business	29.9	33.0	36.4	32.0



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