

8,400± SF Free-standing Former CVS retail building

358 Buffalo St, Hamburg, NY 14075



OFFERING SUMMARY

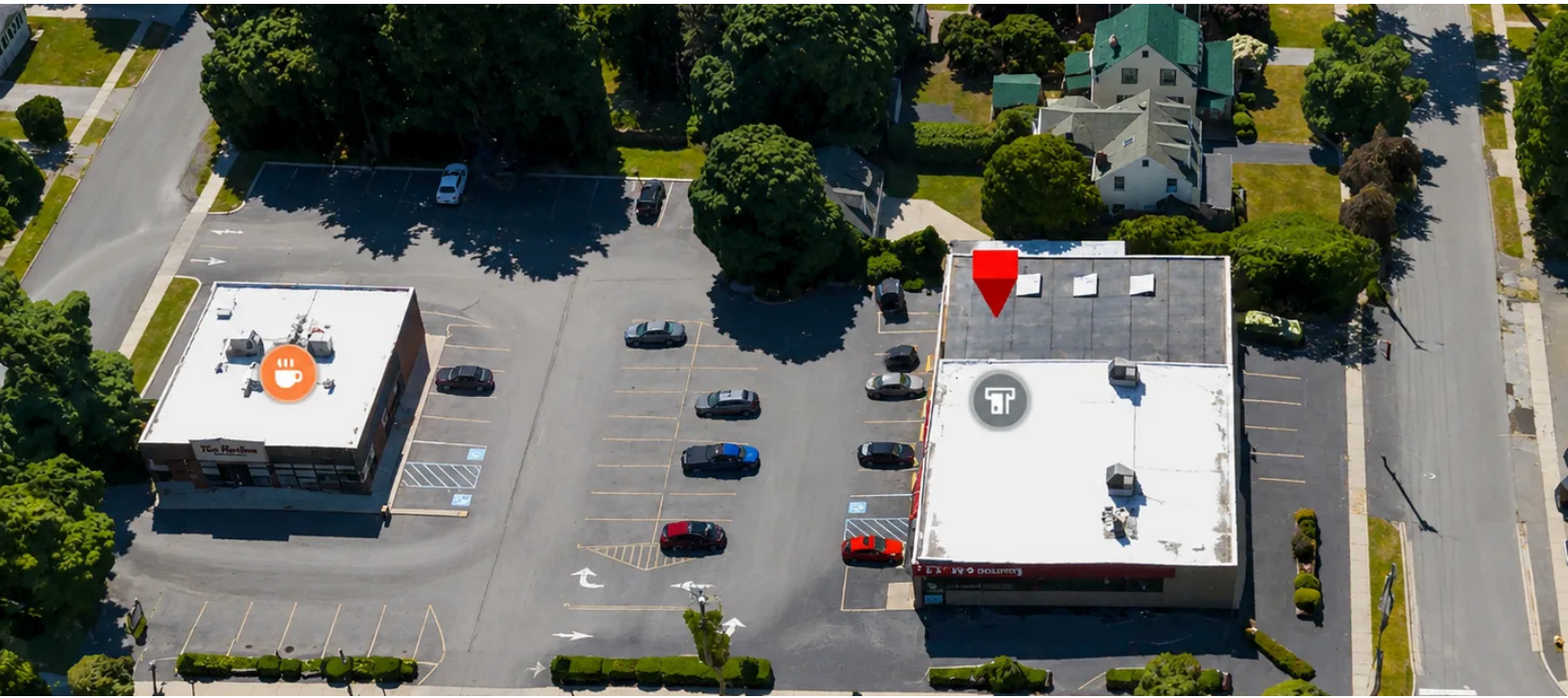
Available SF:	8,400 SF
Lease Rate:	\$15 SF/yr (NNN)
Lot Size:	0.53 Acres
Year Built:	1965
Building Size:	8,400 SF
Zoning:	Commercial

PROPERTY OVERVIEW

8,400+/- SF free-standing commercial building, formerly occupied by CVS Pharmacy, presents a rare leasing opportunity in a well-established and growing trade area. Strategically located along a heavily traveled corridor with traffic counts exceeding 10,000 vehicles per day, the property offers exceptional exposure, dedicated building and pylon signage, ample parking, and outstanding accessibility. The versatile floor plan is well-suited for a wide range of retail, medical, professional office, service, fitness, educational, and commercial users. The surrounding market is supported by a strong and affluent customer base, with more than 73,000 residents within a five-mile radius and continued residential growth throughout the area. Average household income exceeds \$112,000 within one mile of the site, providing excellent demographics for retailers and service-oriented businesses alike. Opportunities of this size and visibility are increasingly limited in the Hamburg market. Establish your business in one of Hamburg's most recognizable retail locations and capitalize on the area's strong demographics, exceptional visibility, and continued growth.

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LOCATION DESCRIPTION

Situated just minutes from the New York State Thruway (I-90), Camp Road on/off ramps Exit 57 and Blasdel exit 56, the property benefits from a central location between the South Park Avenue commercial corridor and the Village of Hamburg's vibrant retail district, while remaining only 20 minutes from Downtown Buffalo. Nearby national retailers, restaurants, community amenities, and major intersections generate consistent consumer activity and enhance the property's long-term appeal.

PROPERTY HIGHLIGHTS

- 8,400± SF free-standing retail building
- Former CVS Pharmacy location
- Excellent visibility on a major commercial corridor
- Traffic counts exceeding 10,000 vehicles per day
- Dedicated pylon signage
- Ample on-site parking
- Flexible layout suitable for a variety of commercial uses
- 3 miles to NYS Thruway (I-90)
- 20 minutes to Downtown Buffalo
- Rare large-format retail leasing opportunity in Hamburg



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RICK RECCKIO

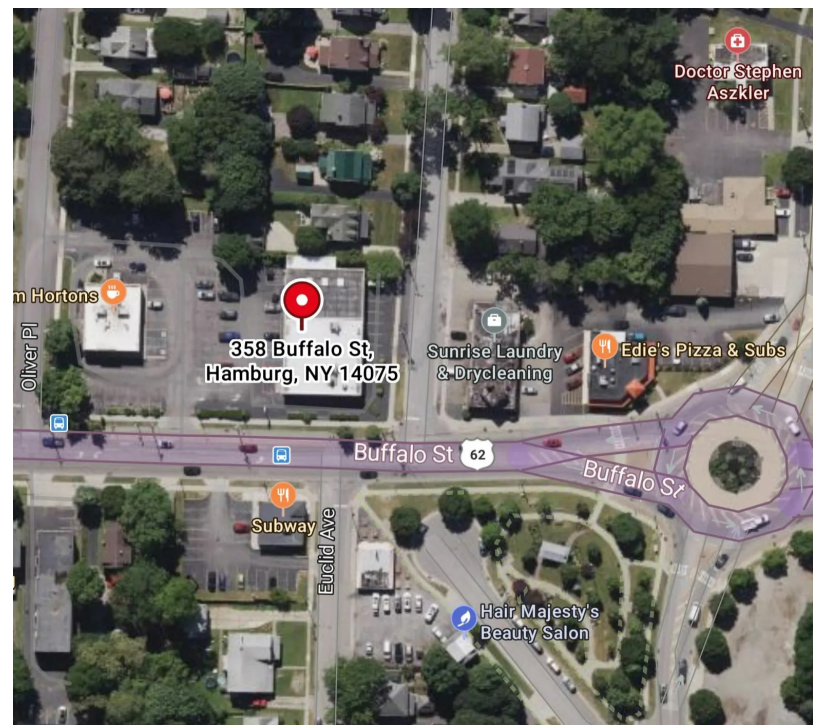
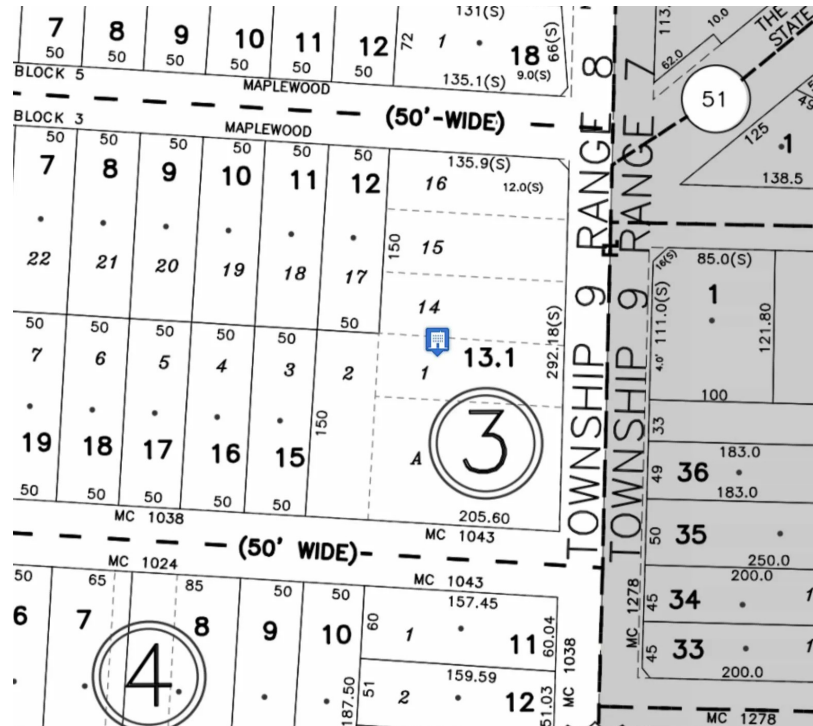
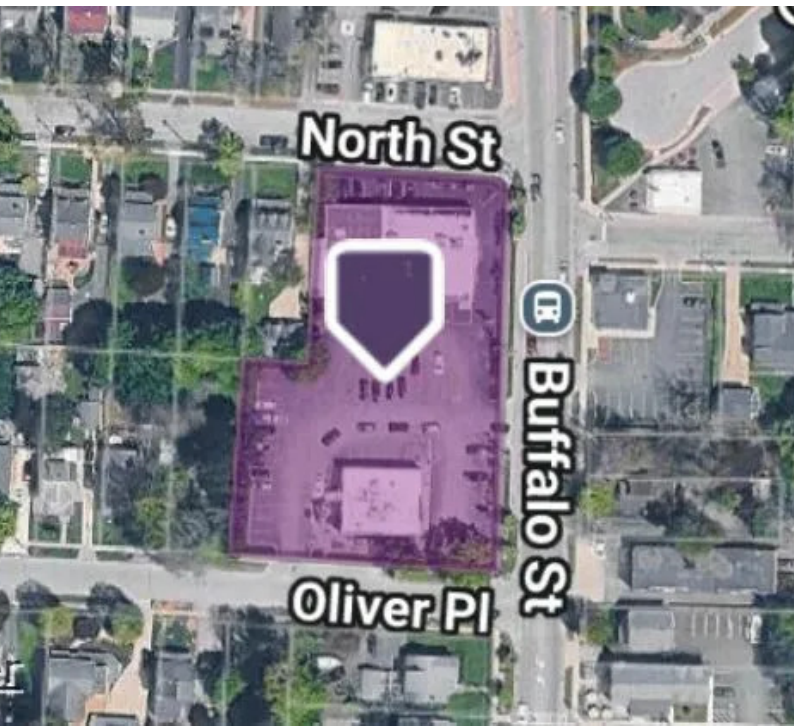
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4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221

ADDITIONAL PHOTOS

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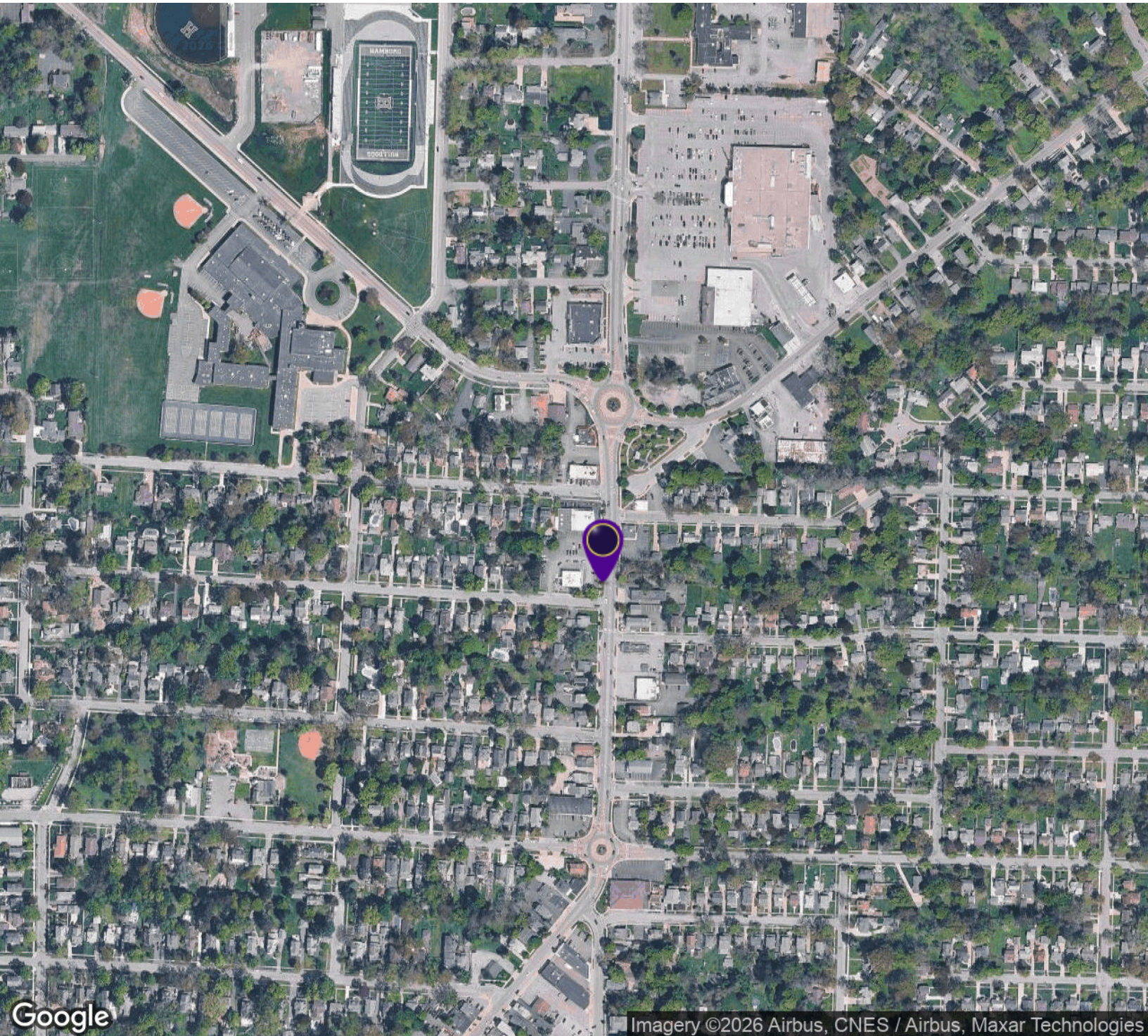


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LOCATION MAP

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Google

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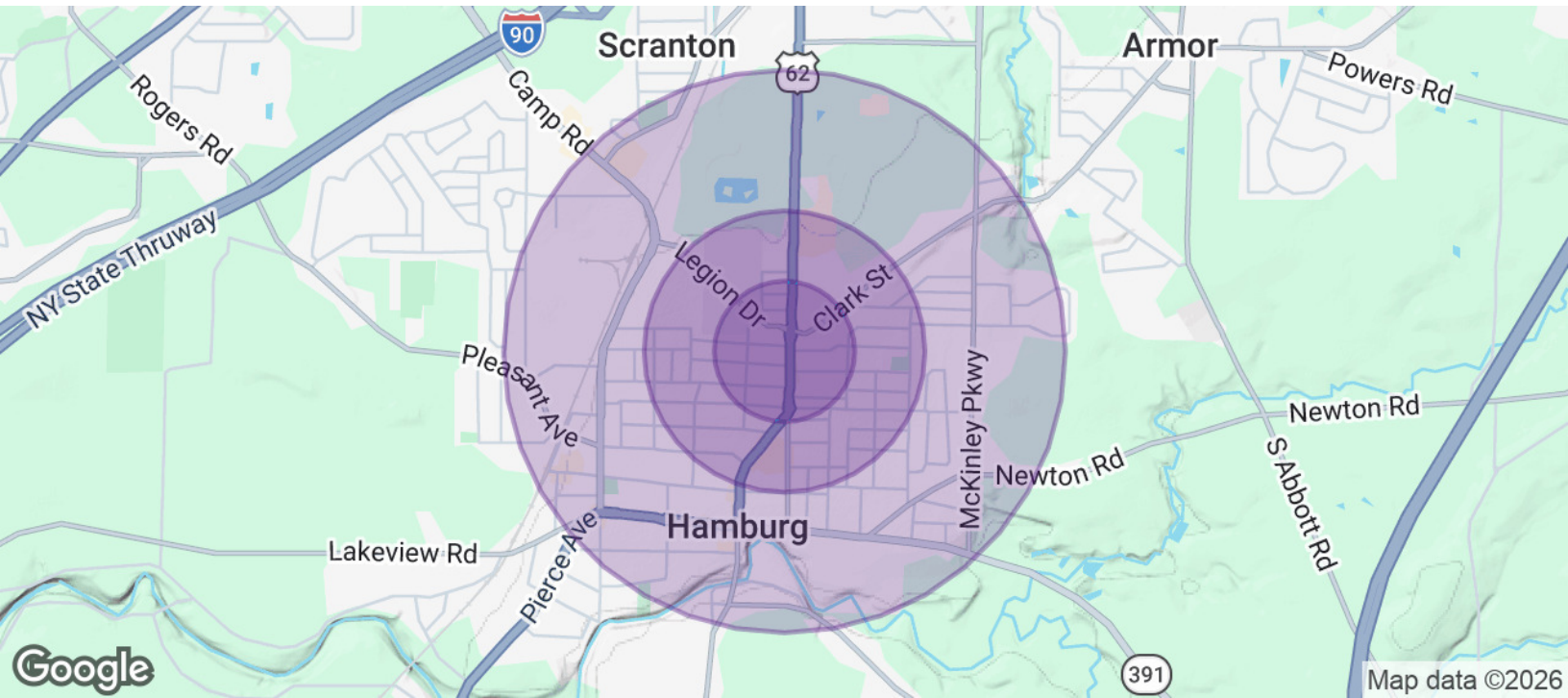


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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	626	2,398	7,257
Average Age	45.7	43.9	43.9
Average Age (Male)	41.9	41.1	42.1
Average Age (Female)	44.2	43.8	43.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	281	1,067	3,162
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$125,258	\$119,841	\$114,305
Average House Value	\$216,926	\$227,194	\$246,271

2023 American Community Survey (ACS)



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