

6495 Transit Road Bowmansville (Buffalo), New York 14026 ♦ Phone (716) 684-9000 ♦ Fax (716) 684-9098

## FOR SALE OR LEASE

### 7186 Boston State Road Boston (Hamburg), New York

#### Site Information

- Single Story, Freestanding, Highly Visible, Corner Lot with Traffic Signal Access and Drive Thru Ability
- 1,280 Square Feet (40' x 32')
- Lot Size: 186.69' x 108.89'
- Rental Rate: Negotiable
- Sale Price: \$200,000
- 2010 Real Estate Taxes: \$2,683.15
- Area Retailers: CVS Drugstore, Evans National Bank and Brunner's Eatery

#### Demographics \*

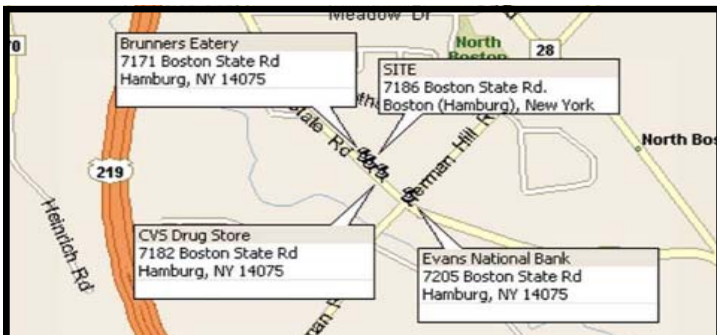
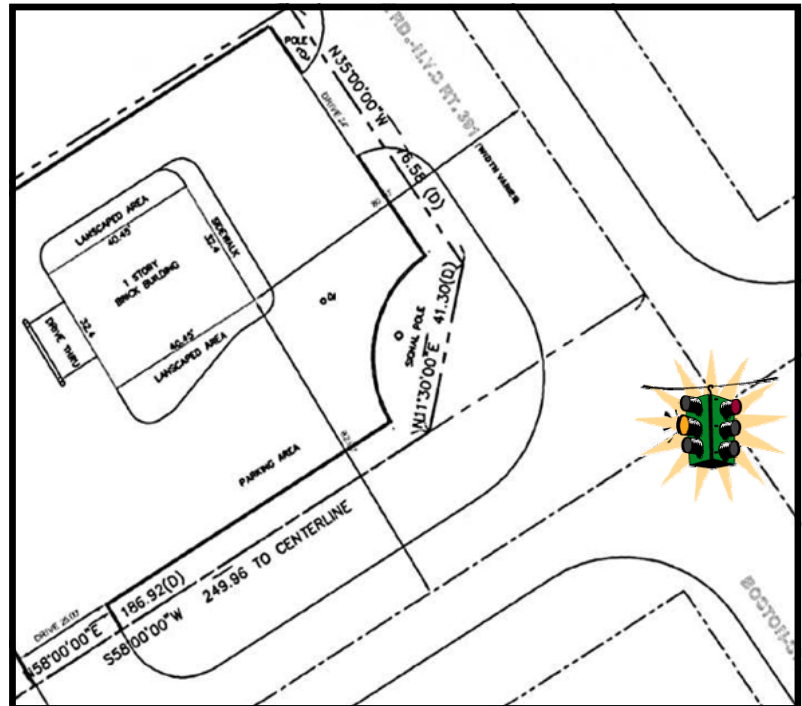
	<u>5 Mile</u>	<u>10 Mile</u>	<u>15 Mile</u>
Population:	36,766	150,473	361,743
Avg. Household Income:	\$67,746	\$62,408	\$53,299

\* ScanUS 2003 Estimates

#### Traffic Counts

Approximately 12,250 cars pass through the intersection of Boston State Road (Rt. 391)

\*Traffic Counts 2003 - Erie County Traffic Volumes and Classification Map



**For more information please contact  
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(716) 684-9000 x 216**

All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, change of price, rental or other conditions, prior sale, leases or financing or withdrawal without notice.