

For Sale

Former Dick's Sporting Goods

3701 McKinley Parkway
on the McKinley Mall ring road
Hamburg, NY 14075

Site Information

- 50,858+/- sf freestanding single story building located on the McKinley Mall ring road with cross easements thru the Mall.
- Traffic Signal access from Milestrip Rd and multiple access points via the Mall ring road to McKinley Parkway.
- Site is in close proximity to Exit 56 of the NY State Thruway and Route 219, the main north – south artery to the peripheral Southtowns located in the Southern Tier's primary destination and vibrant shopping district.
- Area Retailers include TJ Maxx, BJs Wholesale Club, OfficeMax, Home Depot, JC Penney, Hobby Lobby, Best Buy, Wegmans, Aldi, JoAnn Stores, LA Fitness, Dipson Theatre, Dollar Tree, Panera, Starbucks, Red Lobster, Outback Steakhouse, TGIFridays, Wendy's and more.
- Area Businesses include the Ford Plant, New Era Field, and Erie Community College South (ECC).

Site & Building Features

- 50,858 +/- sf, Freestanding steel frame and masonry building on 9.45 acres with excess of 260 parking spaces.
- Pylon sign and Monument sign available.
- Zoning: C-2 - General Commercial District
- Various Use Restrictions apply.
- Architectural Feature on Façade enhances curb appeal.
- Ceiling heights: 21'6" to deck
- Fully sprinklered • Loading dock



* AADT - NYS DOT 2015 published data

Demographics *

	3 Mile	5 Mile	7 Mile
Population	49,516	141,447	208,107
Ave. HH Income	\$68,769	\$77,574	\$76,824

* Sites USA 2018 Estimates

For more information please contact

Penny D. Cipolla

NY State Licensed Real Estate Broker #1049120607
(716) 684-9000 Ext 216 / Cell (716) 912-9875

www.InnovativeRealty.com

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.

Hamburg, NY – former Dick's Sporting Goods at McKinley Mall – Site Plan



For more information please contact - **Penny D. Cipolla** (716) 684-9000 Ext 216 or cell (716) 912-9875

NY State Licensed Real Estate Broker #10491206067

www.InnovativeRealty.com