

# Former TGI Friday's

3701 McKinley Pkwy  
Blasdell (Hamburg), NY 14219



## For SALE or LEASE

### Building Features

Building Size:	7,736 +/- sf
Year Built	2000
Lot Size:	1.86 ± acres (80,010 sf)
Parking Spaces:	110 Regular / 6 Handicapped
Zoning:	C-2 General Commercial District.

### Property Information

- **Freestanding Restaurant on McKinley Mall Outparcel**
- Freestanding, highly visible, former Restaurant with outdoor patio on McKinley Parkway in regional retail suburb of Buffalo, NY.
- Large Parking Field.
- Seating capacity for 250 +, plus outdoor patio.
- Fully equipped Restaurant including kitchen equipment, booths, seats and bar equipment.
- Multiple Access points from primary Roads and Mall Ring Road.
- Major area Retailers include; Wegmans, JC Penney, Barnes & Noble, TJ Maxx, Hobby Lobby, Bed, Bath & Beyond, Home Depot, JoAnn Stores, Shoe Carnival, Panera Bread, Red Lobster, and Outback Steakhouse . . .



### Demographics \*

	<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
Population	51,935	141,949	207,263
Ave. HH Income	\$72,126	\$82,703	\$81,943

\* Sites USA 2021 Estimates

### Traffic Counts \*

McKinley Pkwy in front of Site	34,047 AADT
Milestrip Road to the North	19,837 AADT
Southwestern Blvd to the South	21,147 AADT

\* NYSDOT 2019 published data

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.

For more information please contact - Penny D. Cipolla O. (716) 684-9000 Ext 216 / C. (716) 912-9875

NY State Licensed Real Estate Broker #10491206067

[www.InnovativeRealty.com](http://www.InnovativeRealty.com)







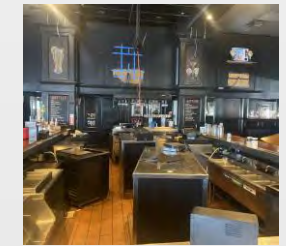
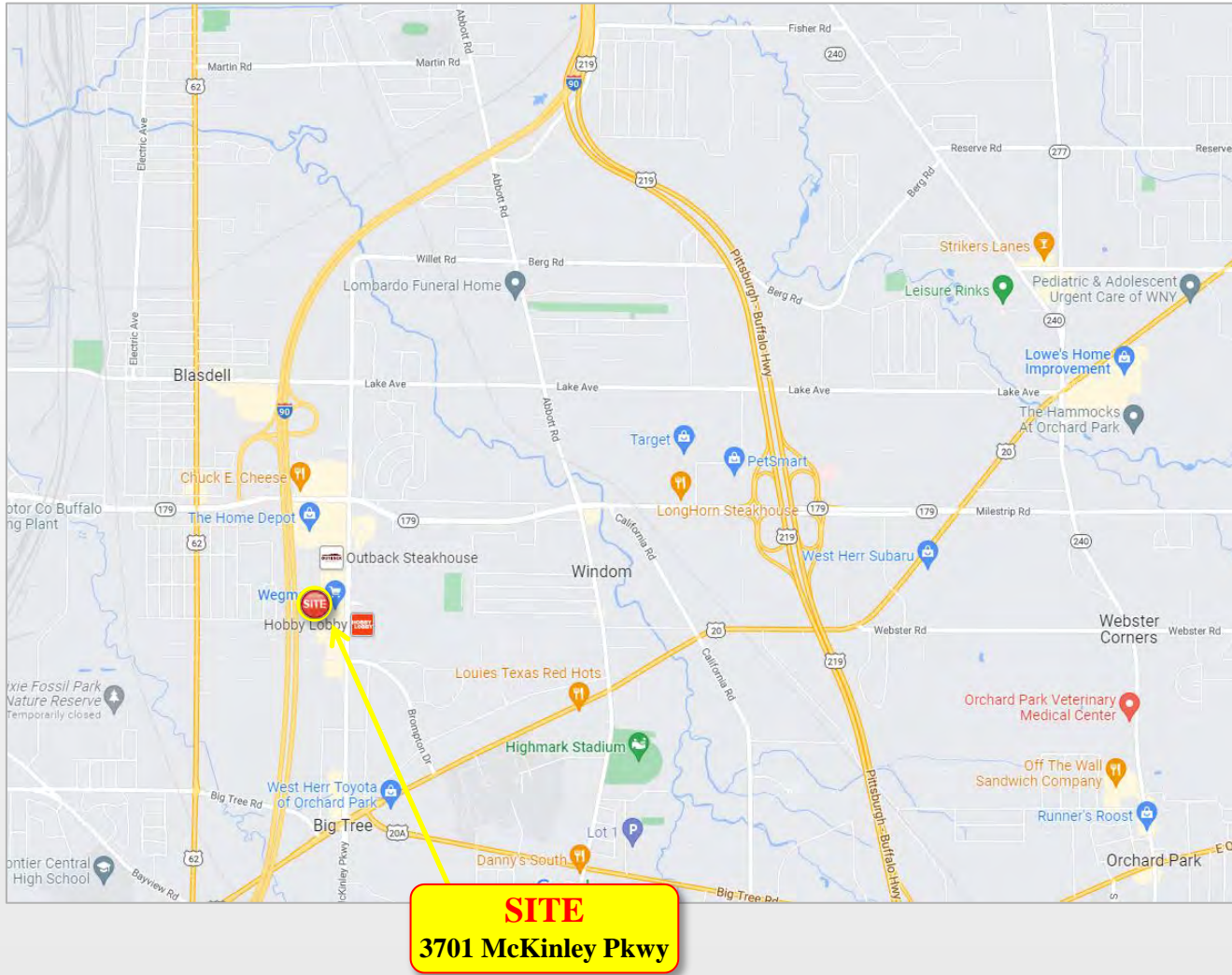


# Former TGI Friday's

3701 McKinley Pkwy  
Blasdell (Hamburg), NY 14219



## For SALE or LEASE



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.

For more information please contact - Penny D. Cipolla O. (716) 684-9000 Ext 216 / C. (716) 912-9875

NY State Licensed Real Estate Broker #10491206067

[www.InnovativeRealty.com](http://www.InnovativeRealty.com)

