

FOR SALE OR LEASE

# 34 Hamburg Street East Aurora, New York

PRICE  
REDUCED



## PROPERTY DESCRIPTION

Freestanding building in the heart of the Village of East Aurora. Heavily traveled area along the circle. Both ingress and egress from Oakwood Avenue. Ideal setting and location within an affluent community and surrounded by several retail establishments and restaurants.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	5,181	13,326	24,944
Total Households	2,055	5,268	9,698
Ave. Annual Income	\$91,198	\$90,972	\$100,613

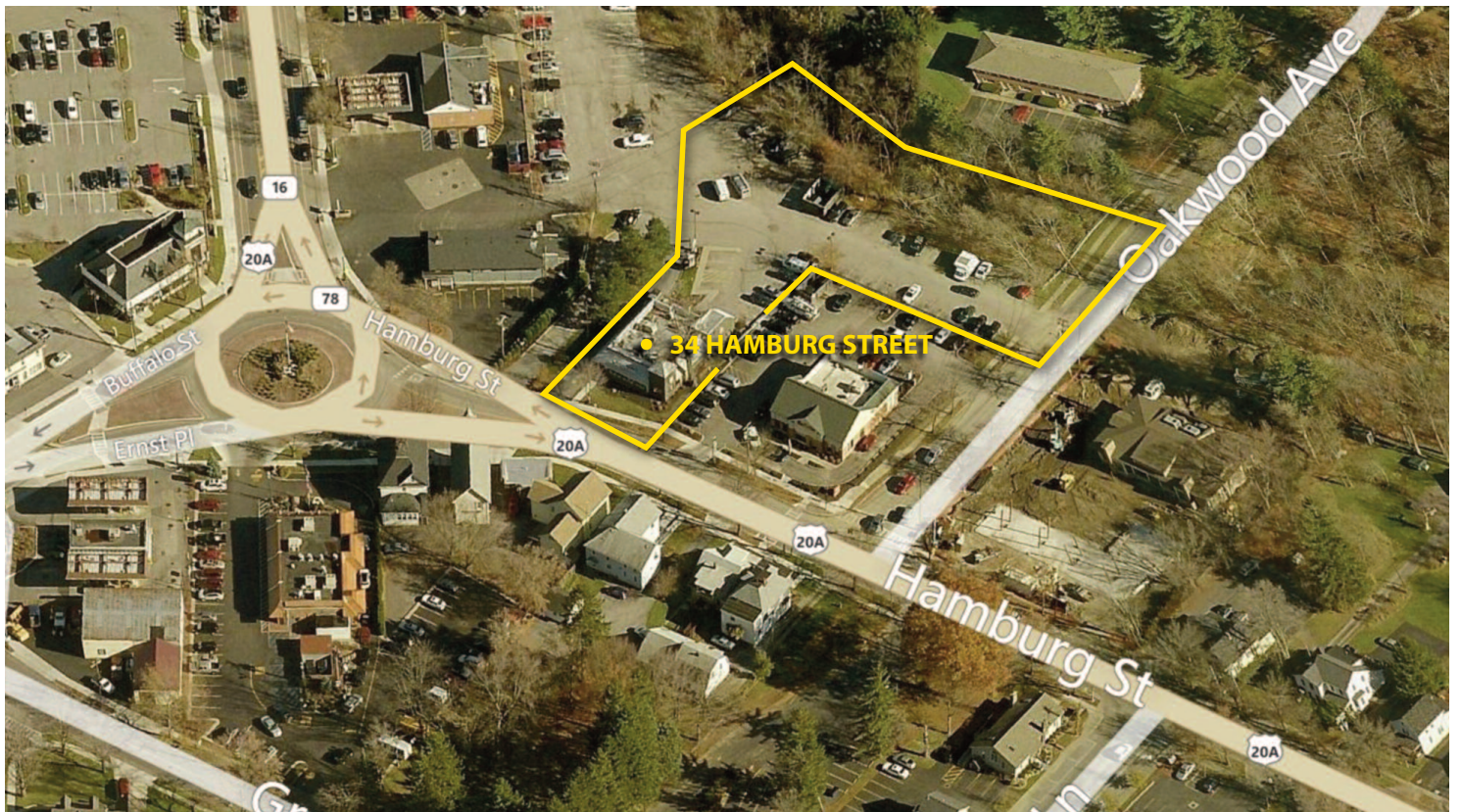
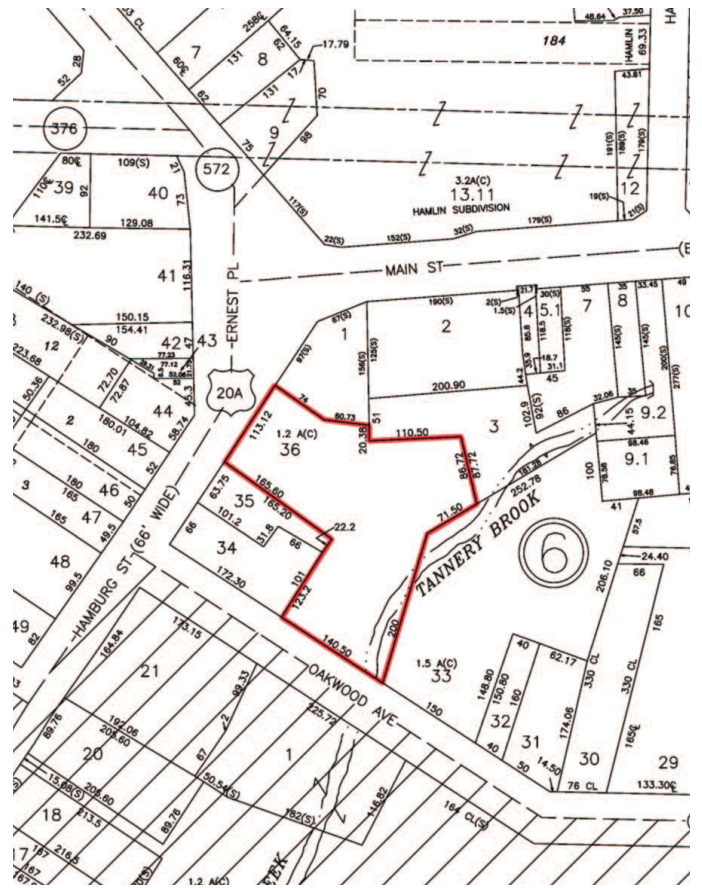
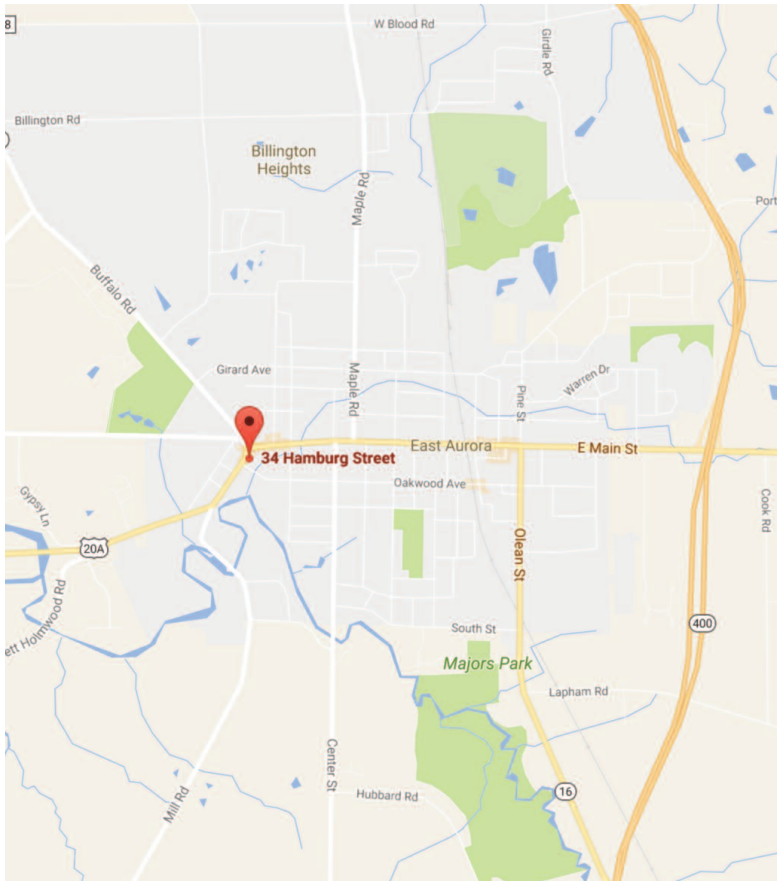
## PROPERTY OVERVIEW

Lot Size	1.20 +/- acres
Total Building SF	3,235 +/- SF
Year Built	1974
Stories	1
Traffic Count	12,483 ADT
Parking	On site



**HUNT Commercial**  
Real Estate Corporation  
403 Main St., Suite 400  
Buffalo, New York 14203  
HUNTCommercial.com

**Heidi Nuessle**  
Licensed Associate Real Estate Broker  
(716) 880-1917  
hnuessle@huntcommercial.com



COMMERCIAL

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Real Estate Corporation**  
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Buffalo, New York 14203  
HUNTCommercial.com

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