

1,000+/- SF Retail Space

2815 Delaware Avenue, Kenmore, NY 14217



OFFERING SUMMARY

Available SF:	1,000 SF
Lease Rate:	\$1,500.00 per month (Gross plus Utilities)
Lot Size:	0.3 Acres
Year Built:	1930
Building Size:	5,000 SF
Zoning:	Commercial
Market:	Buffalo/Niagara Falls
Submarket:	North

PROPERTY OVERVIEW

Highly visible retail space located in the heart of the Village of Kenmore on the corner of Delaware Avenue and Euclid Street with traffic signal access. Densely populated residential area minutes from I-190 and I-290 Expressways. Busy convenience store with high volume Lottery and Quick Draw sales. 19,720+/- average daily traffic counts.

LOCATION OVERVIEW

Neighborhood plaza situated on the corner of Delaware Avenue and Euclid Street. 10 minutes from I-190 and I-290 Expressways.

PROPERTY HIGHLIGHTS

- Other tenants include Smoothie Cafe & Convenience Store
- Plenty of Parking along front of Plaza
- Village owned Parking Lot behind plaza with access from both Euclid St. & Warren Ave.



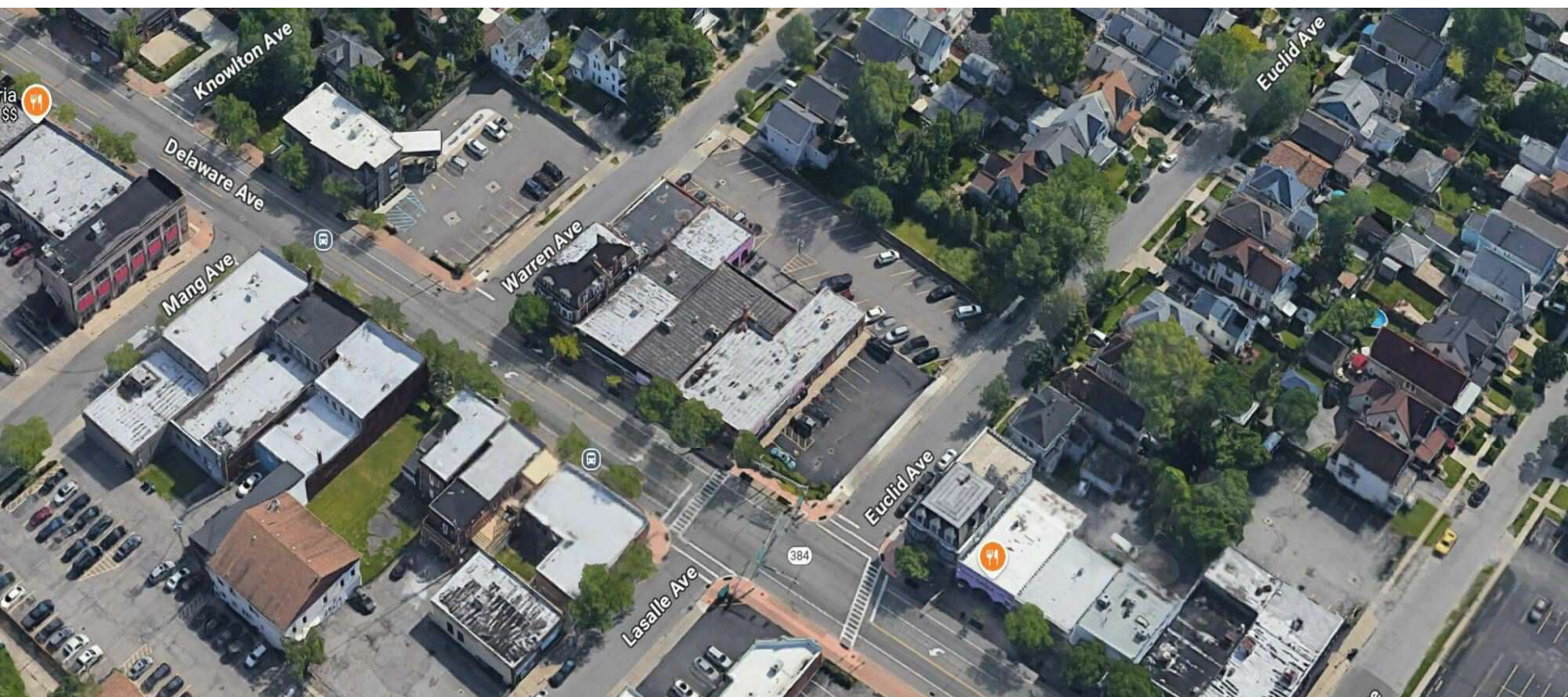
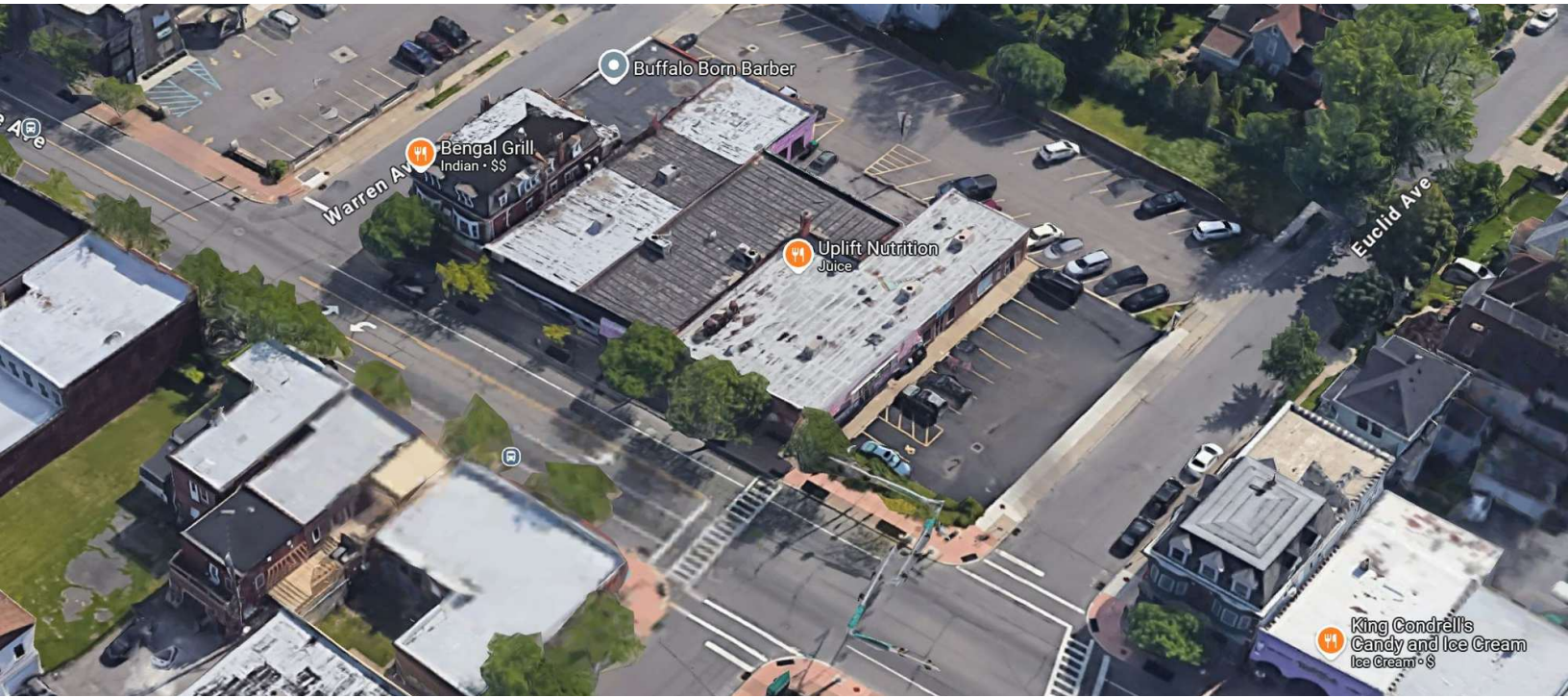
RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

1,000+/- SF Retail Space

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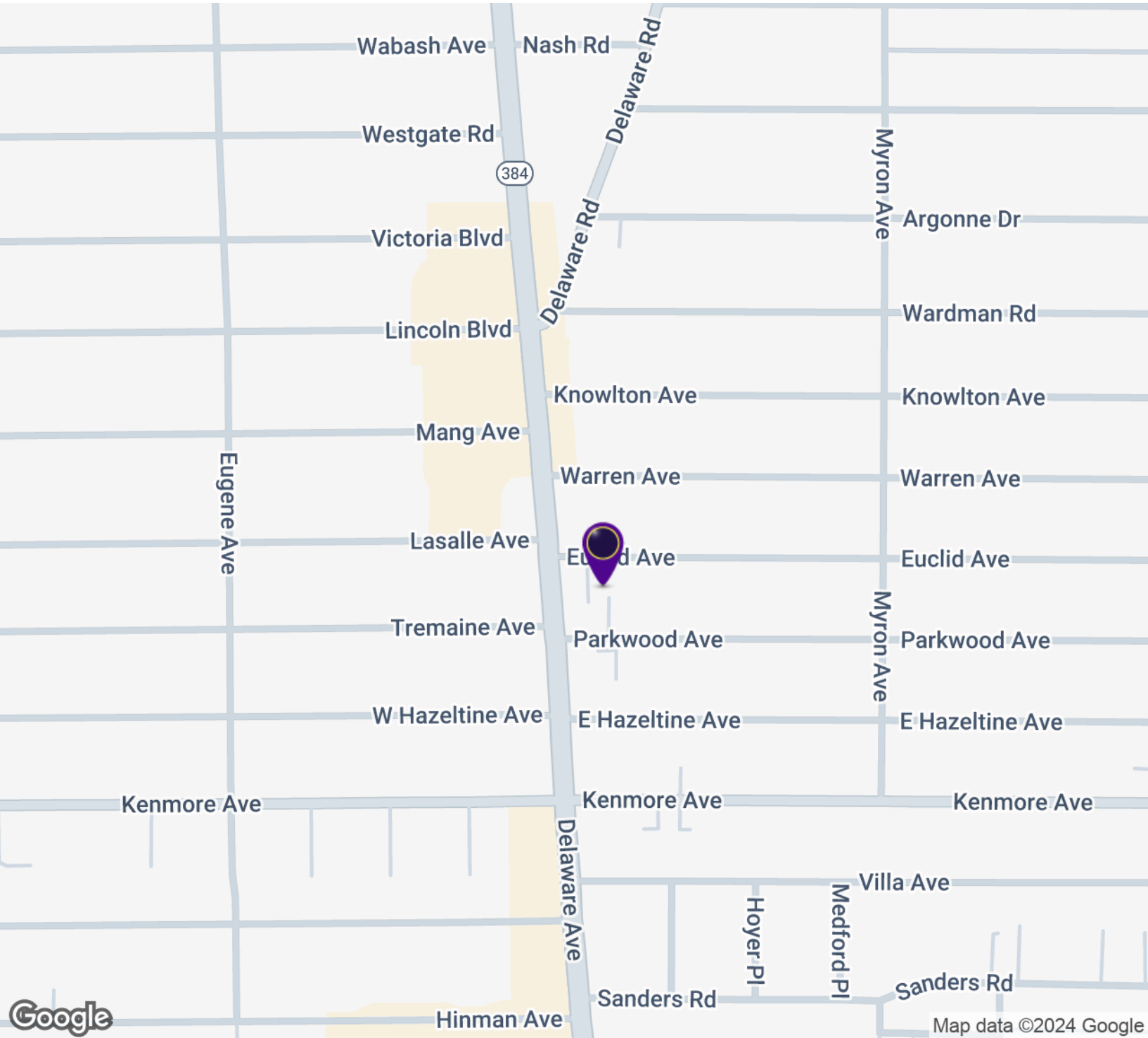


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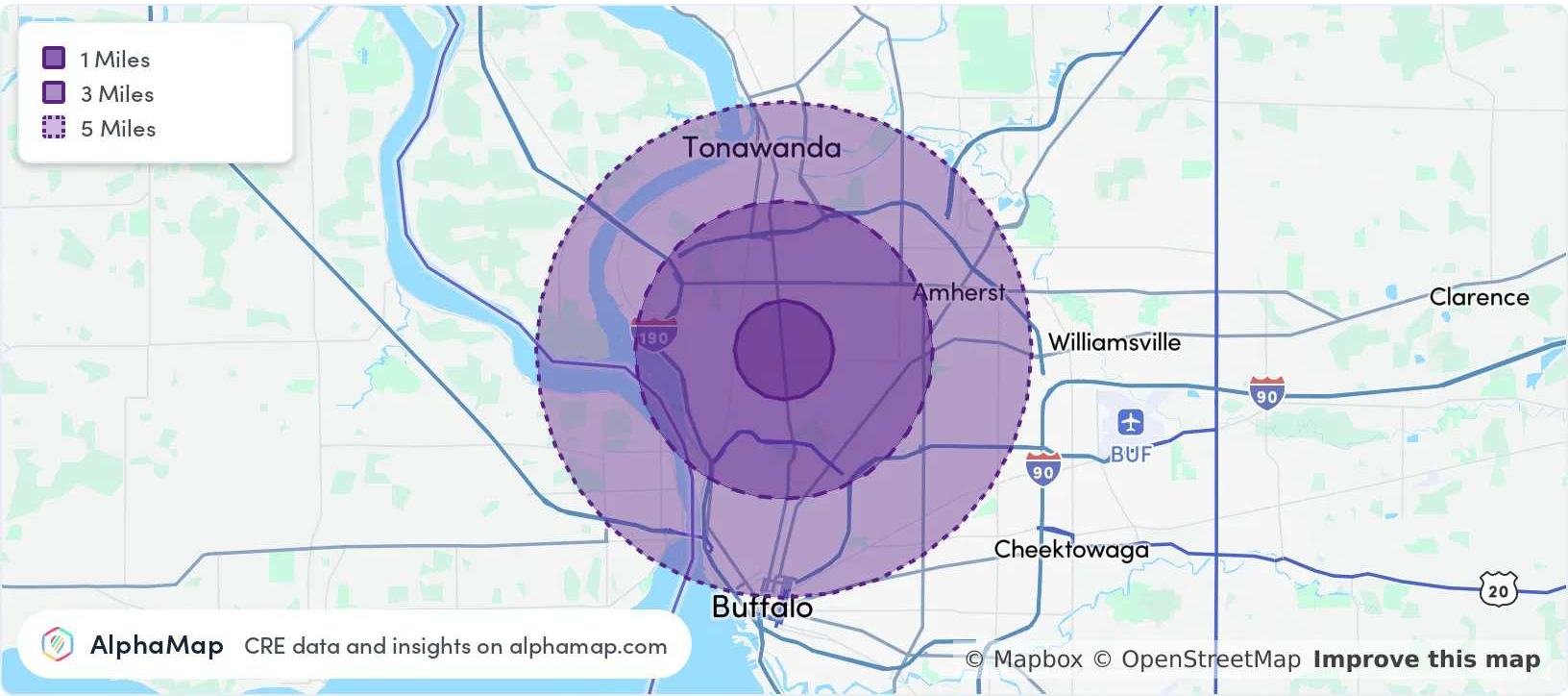


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	28,080	166,167	361,872
Average Age	41	39	39
Average Age (Male)	40	38	38
Average Age (Female)	43	40	40

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	13,378	72,228	157,190
Persons per HH	2.1	2.3	2.3
Average HH Income	\$91,756	\$81,759	\$77,024
Average House Value	\$260,353	\$262,552	\$263,194
Per Capita Income	\$43,693	\$35,547	\$33,488

Map and demographics data derived from AlphaMap



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