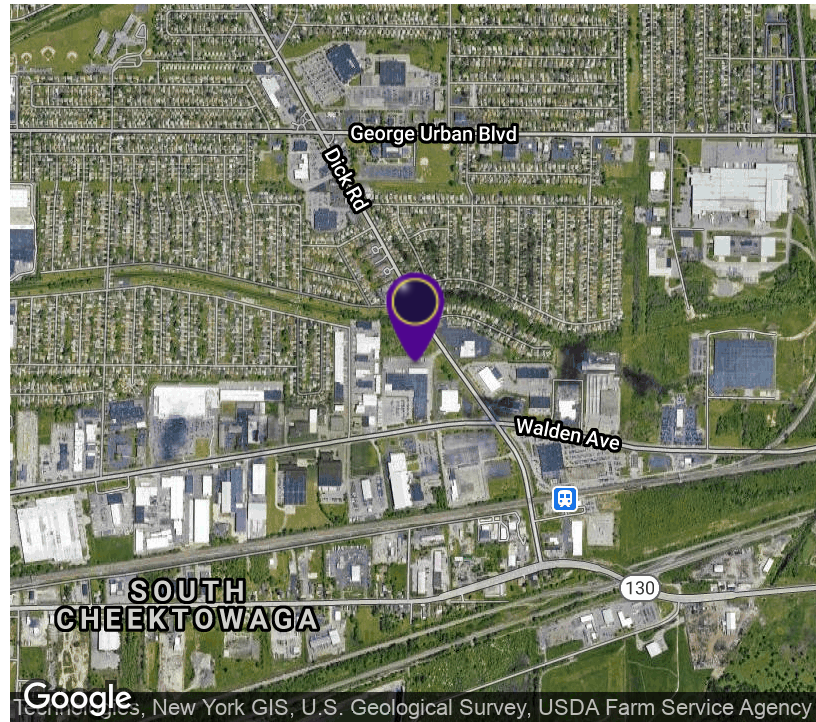
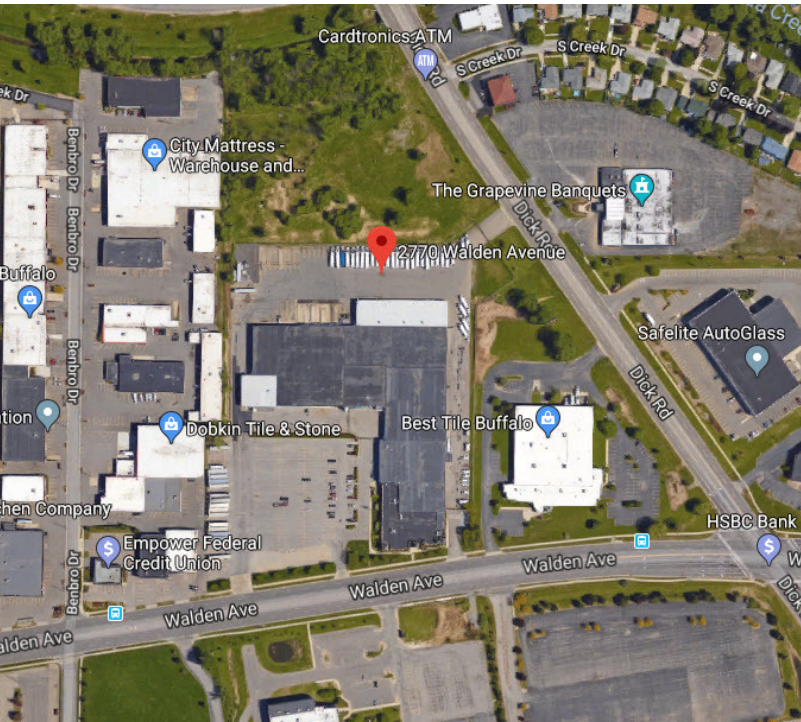


2770 Walden Avenue

Cheektowaga, NY 14225



OFFERING SUMMARY

Available SF: 2,900 SF

Lease Rate: \$9.00 SF/yr (Gross)

Building Size: 95,000 SF

PROPERTY OVERVIEW

2,900+/- SF office space for lease on Walden Avenue just west of Dick Road. (3) 8'x14' private offices, (1) 18'x18' conference room, (2) restrooms, open area for 10 standard size cubicles. Additional 250+/- SF office located on the first floor on the stairway heading to the second floor. Property has plenty of parking and is located in a very popular retail area! Close proximity to the Walden Galleria Mall, Tops, Home Depot, and Wal-Mart. Excellent location and very accessible.

LOCATION OVERVIEW

Walden Crossings is located in the heavy retail corridor of Walden Avenue and Union Road. NYS Thruway Exit 52, the Walden Galleria (1.7 million sq. ft.), Tops Plaza, Galleria Commons, K-Mart Plaza, Walden Consumer Square and Thruway Plaza are all within a mile of the center. Situated at the corner of Dick Road and Walden Ave in Cheektowaga, NY. Walden Crossings is located in the heavy retail corridor of Walden Avenue and Union Road. NYS Thruway Exit 52, the Walden Galleria (1.7 million sq. ft.), Tops Plaza, Galleria Commons, Wal-Mart Plaza, Walden Consumer Square and Thruway Plaza are all within one mile of this site.

PROPERTY HIGHLIGHTS

- Plenty of Parking and Lots of Windows
- New HVAC and Carpet
- 5 Private Offices
- Large Open Bullpen Area
- 2 Private Bathrooms



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ADDITIONAL PHOTOS

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NY & PA Licensed Broker

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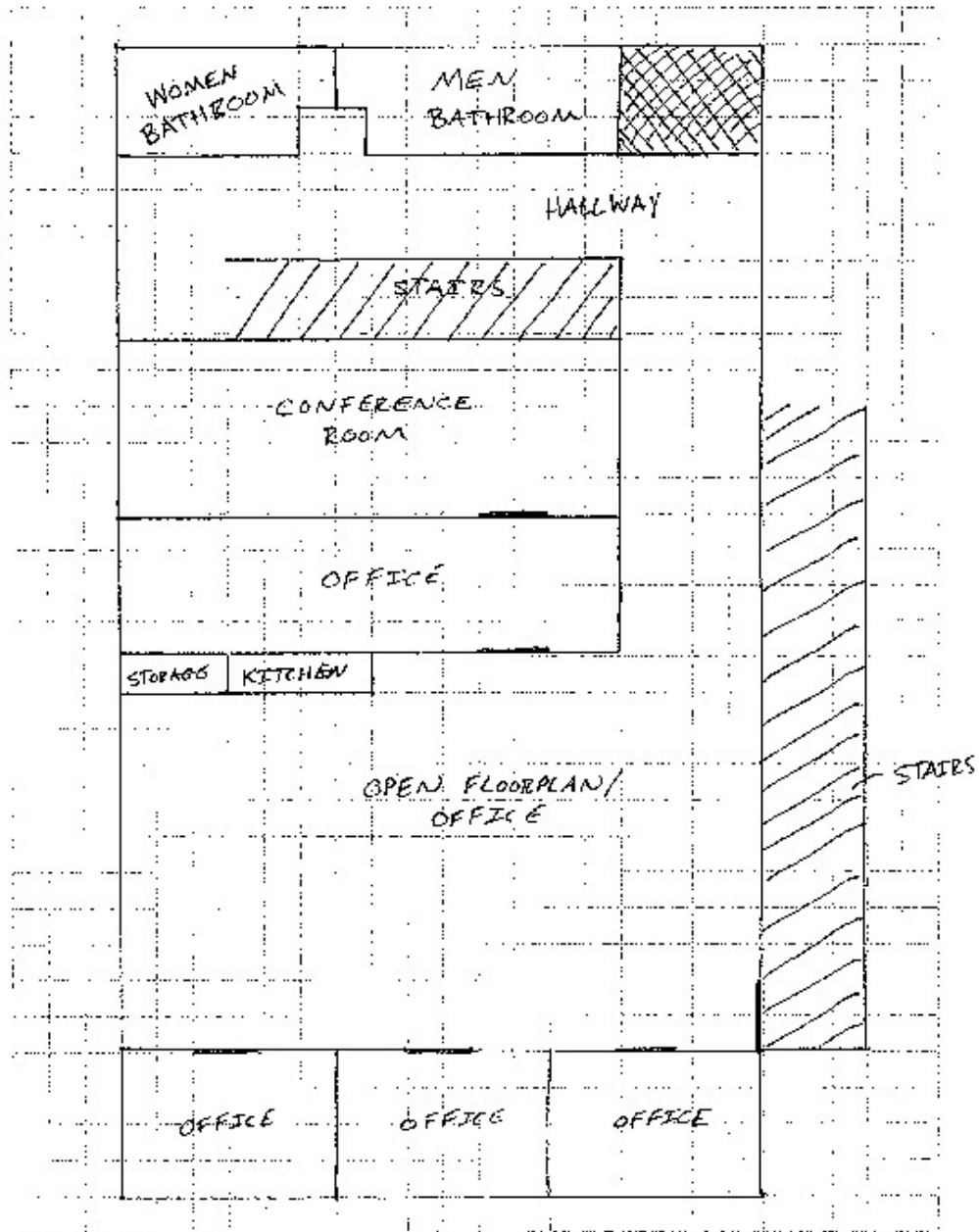


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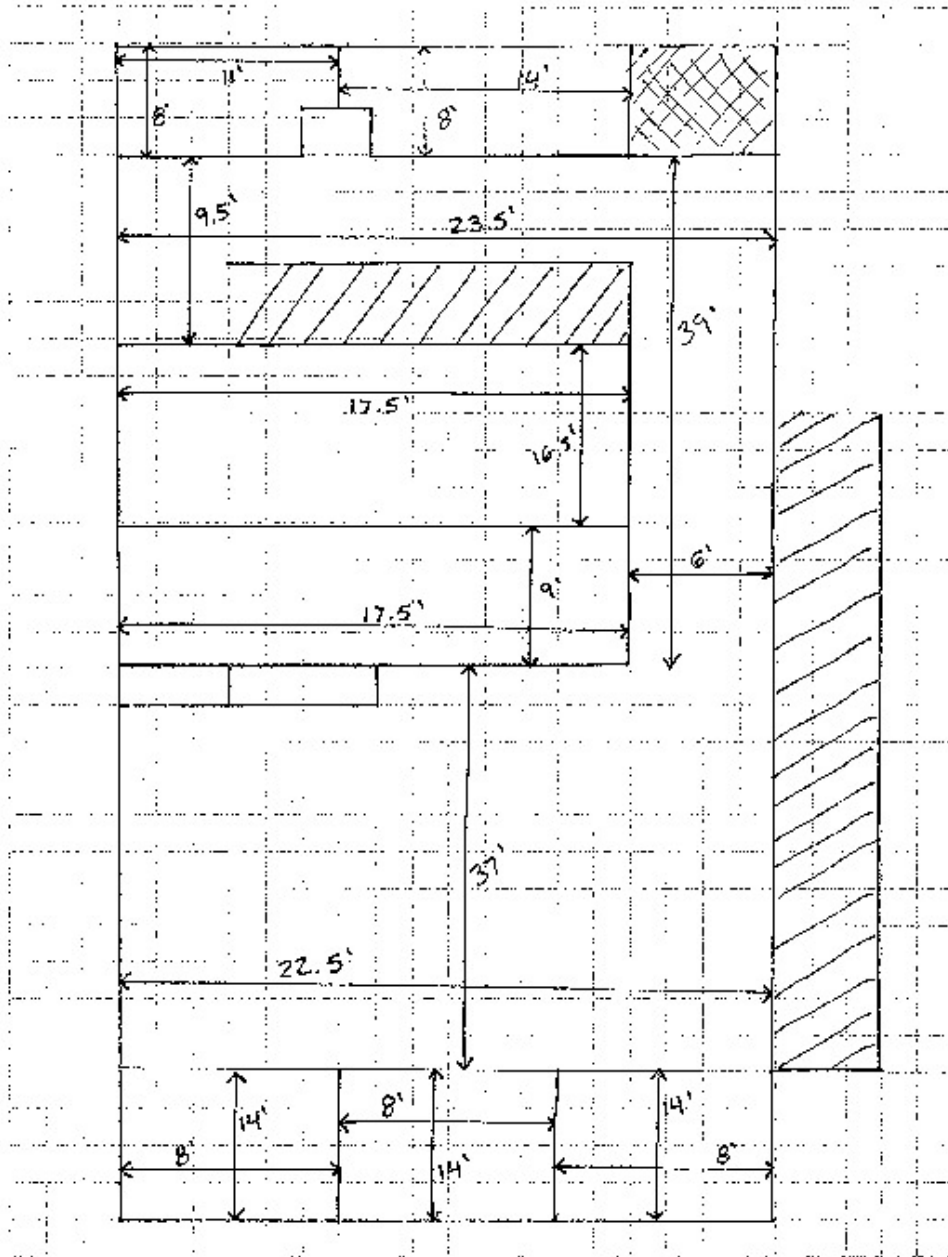
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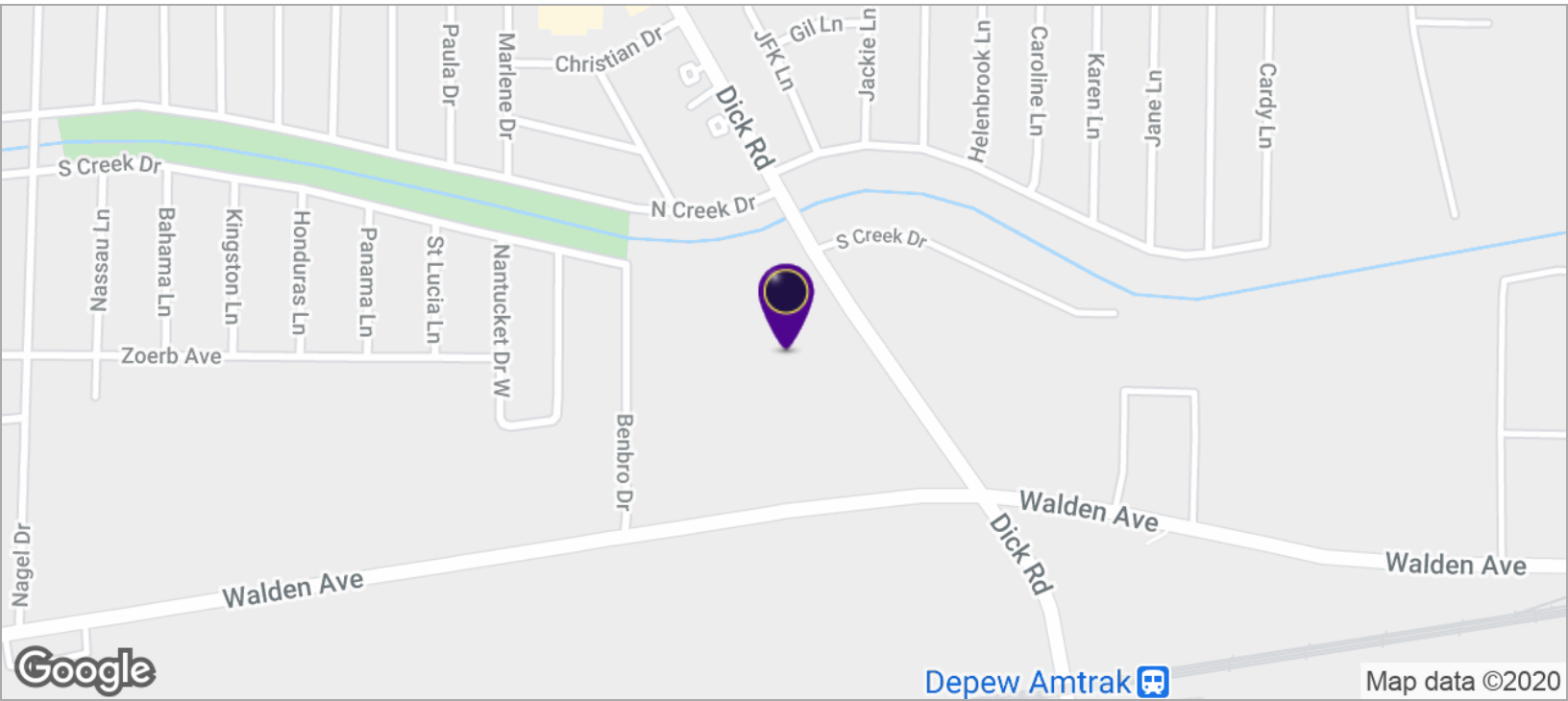
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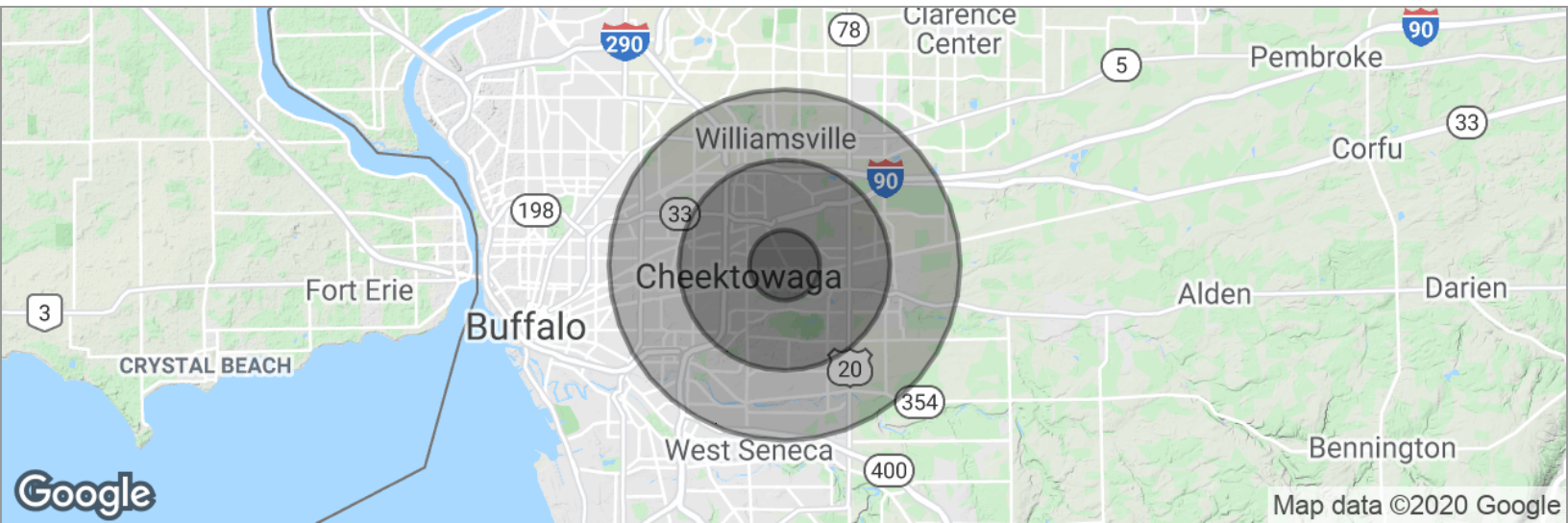


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,262	70,462	215,394
Median age	43.5	43.7	42.1
Median age (Male)	41.5	41.8	39.5
Median age (Female)	45.4	45.1	44.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,030	30,520	91,276
# of persons per HH	2.4	2.3	2.4
Average HH income	\$55,761	\$56,760	\$60,581
Average house value	\$103,071	\$106,467	\$117,315
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	0.9%	1.8%	1.8%
RACE (%)	1 MILE	3 MILES	5 MILES
White	98.4%	94.0%	87.9%
Black	1.0%	3.4%	8.4%
Asian	0.1%	1.0%	1.5%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.3%	0.2%
Other	0.0%	0.5%	0.7%

* Demographic data derived from 2010 US Census



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