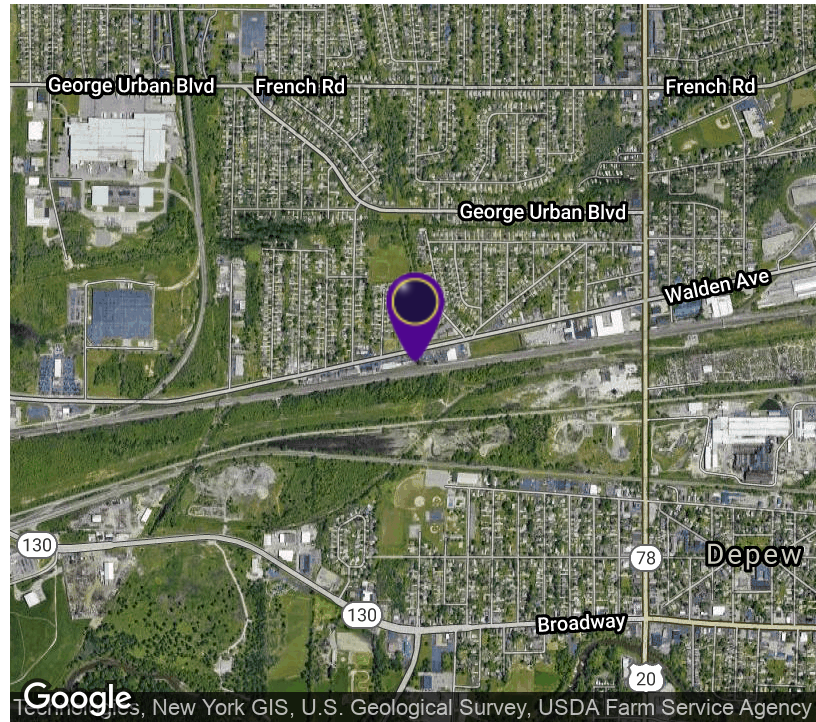


Storage / Garage / Office

3151 Walden Ave, Depew, NY 140432869



OFFERING SUMMARY

Available SF: 2,000 SF

Lease Rate: \$1,750.00 per month
(MG)

Ceiling Height: 15'

Zoning: 05C

PROPERTY OVERVIEW

Storage, garage, office space available for lease. 2,000 SF space. Tenants pay utilities, water, and snow plowing. Ceiling height is 15 feet. A large parking lot at the end of the building is also available for lease.

LOCATION OVERVIEW

Located on Walden Avenue between Transit Road and Dick Road. Minutes from the Buffalo-Niagara International Airport and the New York State Thruway I-90.

PROPERTY HIGHLIGHTS

- Highly Visible Location
- High Traffic Counts
- 15' Ceiling Heights
- Minutes from Buffalo-Niagara International Airport
- 5 Minutes off the New York State Thruway I-90



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

Storage / Garage / Office

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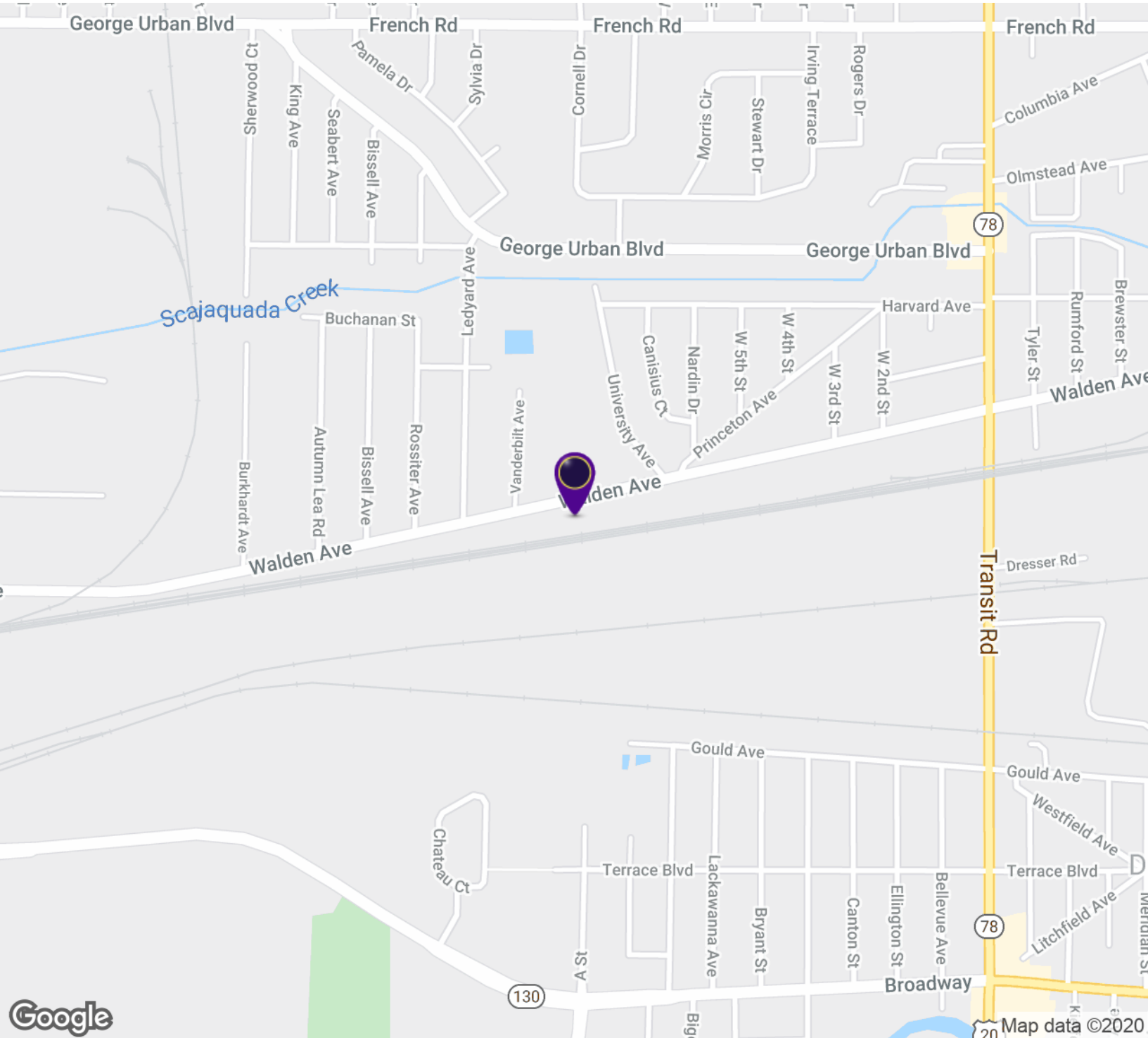


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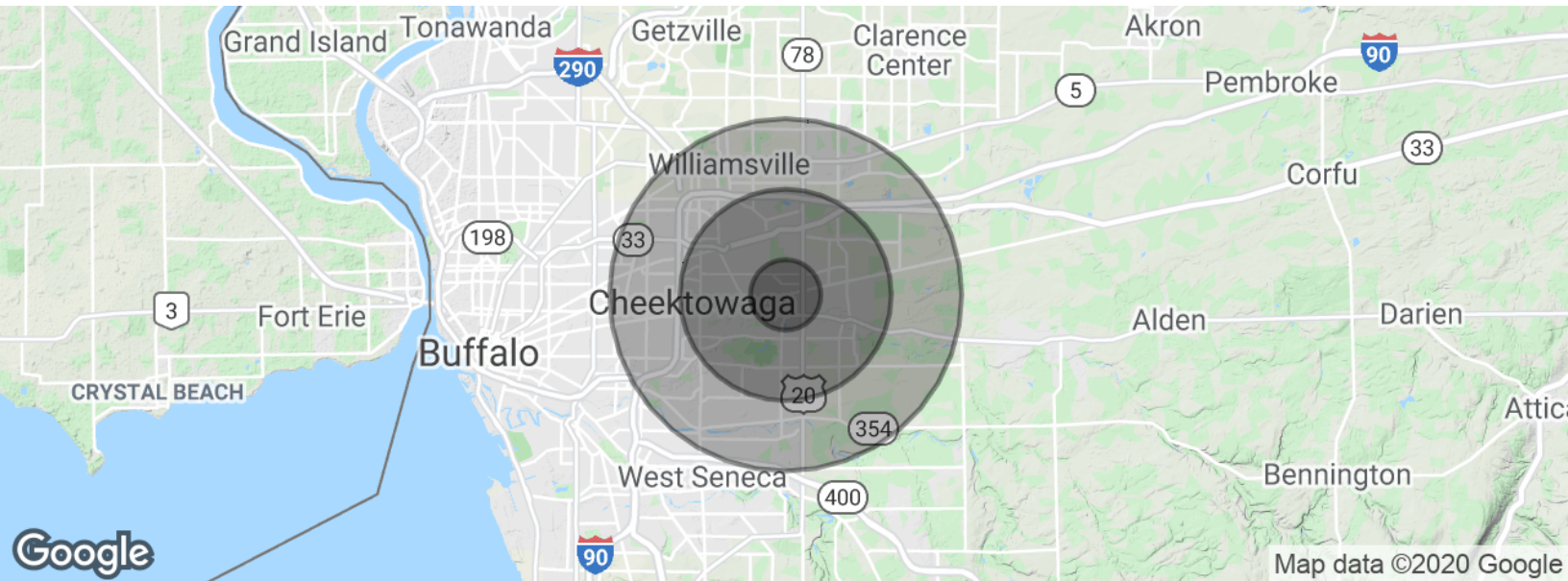


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,689	71,976	160,186
Median age	42.5	42.8	43.1
Median age (Male)	41.2	40.4	40.7
Median age (Female)	44.1	45.2	45.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,734	30,014	67,524
# of persons per HH	2.3	2.4	2.4
Average HH income	\$54,409	\$60,656	\$63,712
Average house value	\$102,145	\$123,902	\$124,577

* Demographic data derived from 2010 US Census



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