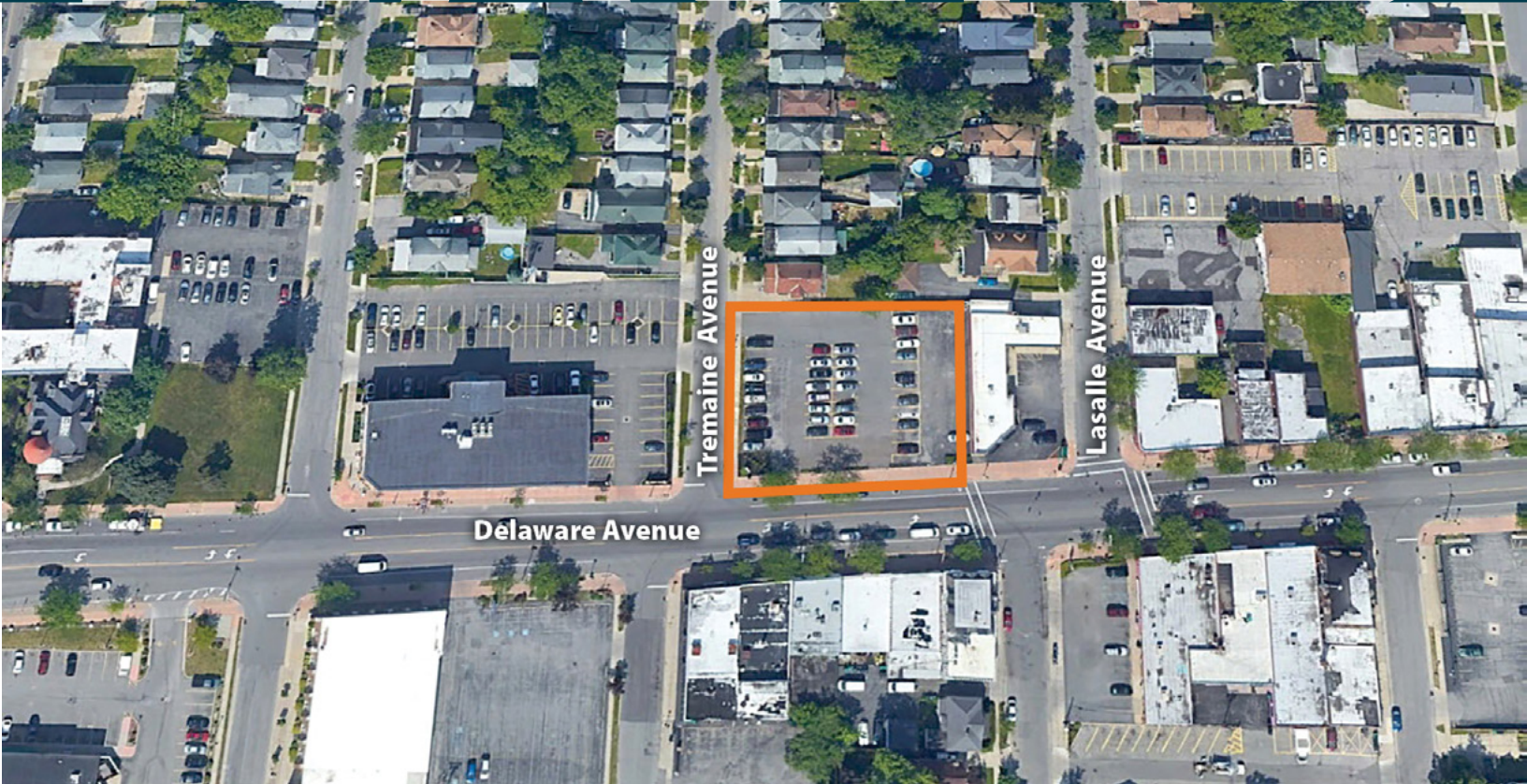


2800 DELAWARE AVENUE

KENMORE, NY

.52 Acres
AVAILABLE

LEASING



A Prime, Well Positioned Development Site Available in Kenmore

Highly Prominent Corner Lot!

Delaware Avenue is a major north-south corridor connecting Buffalo to its primary northern suburbs, and is recognized as one of the region's most prestigious and "in-demand" addresses. It is also within an area of concentrated retail and restaurant activity including both local and national brands such as Target, Office Max, Walgreens and Applebee's.

Property Highlights:

- Build-to-suit corner lot.
- .52 acre, highly visible, commercially zoned corner parcel.
- Average daily traffic count of more than 20,000 vehicles.

DEMOGRAPHICS	
3 Miles	5 Miles
Population: 163,084	Population: 351,208
Households: 78,304	Households: 178,472
Avg HH Income: \$55,508	Avg HH Income: \$53,063



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Harbinger Square, 5166 Main Street, Williamsville, NY 14221