

# 5,068+/- SF Retail Space

2521 Walden Avenue, Cheektowaga, NY 14225



## OFFERING SUMMARY

Available SF:	5,068 SF
Lease Rate:	Call for More Details
Lot Size:	1.64 Acres
Year Built:	2015
Building Size:	12,829 SF
Zoning:	Commercial

## PROPERTY OVERVIEW

Discover an exceptional leasing opportunity at this prime property on Walden Avenue. Boasting a strategic location with high visibility and easy access, the property offers ideal visibility for businesses seeking to make an impact. With ample parking and well-maintained premises, tenants can expect a seamless experience for employees and clients alike. The modern, well-appointed interior spaces provide a blank canvas for customization, while the open layout allows for flexible use and efficient workflow. Additionally, the property's proximity to major transportation routes and the airport ensures convenient connectivity, making it the perfect choice for businesses looking to elevate their presence and operations.



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## PROPERTY SUMMARY

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### LOCATION DESCRIPTION

Located in the heart of Cheektowaga, across from newest Walmart Super Center and Wendy's restaurant, this vibrant area offers a perfect blend of convenience and amenities. Just minutes away from the Buffalo Niagara International Airport, the location provides effortless travel connections for business professionals. Nearby, the Walden Galleria, the largest mall in the Buffalo-Niagara region, offers a wide array of dining, shopping, and entertainment options for employees and clients. Additionally, the area is surrounded by a variety of hotels, restaurants, and business services. With its central location and diverse offerings, Cheektowaga is an ideal setting for businesses looking to thrive amidst a bustling community.

### PROPERTY HIGHLIGHTS

- - 5,068+/- SF
- - Prime location on Walden Avenue
- - High visibility and easy access
- - Ample parking 60+/- Paved Spaces
- - Well-maintained, professional premises
- - Modern, customizable interior spaces
- - Convenient proximity to major transportation routes
- - Strategic location near Buffalo Niagara International Airport
- - Ideal for businesses seeking impact and connectivity



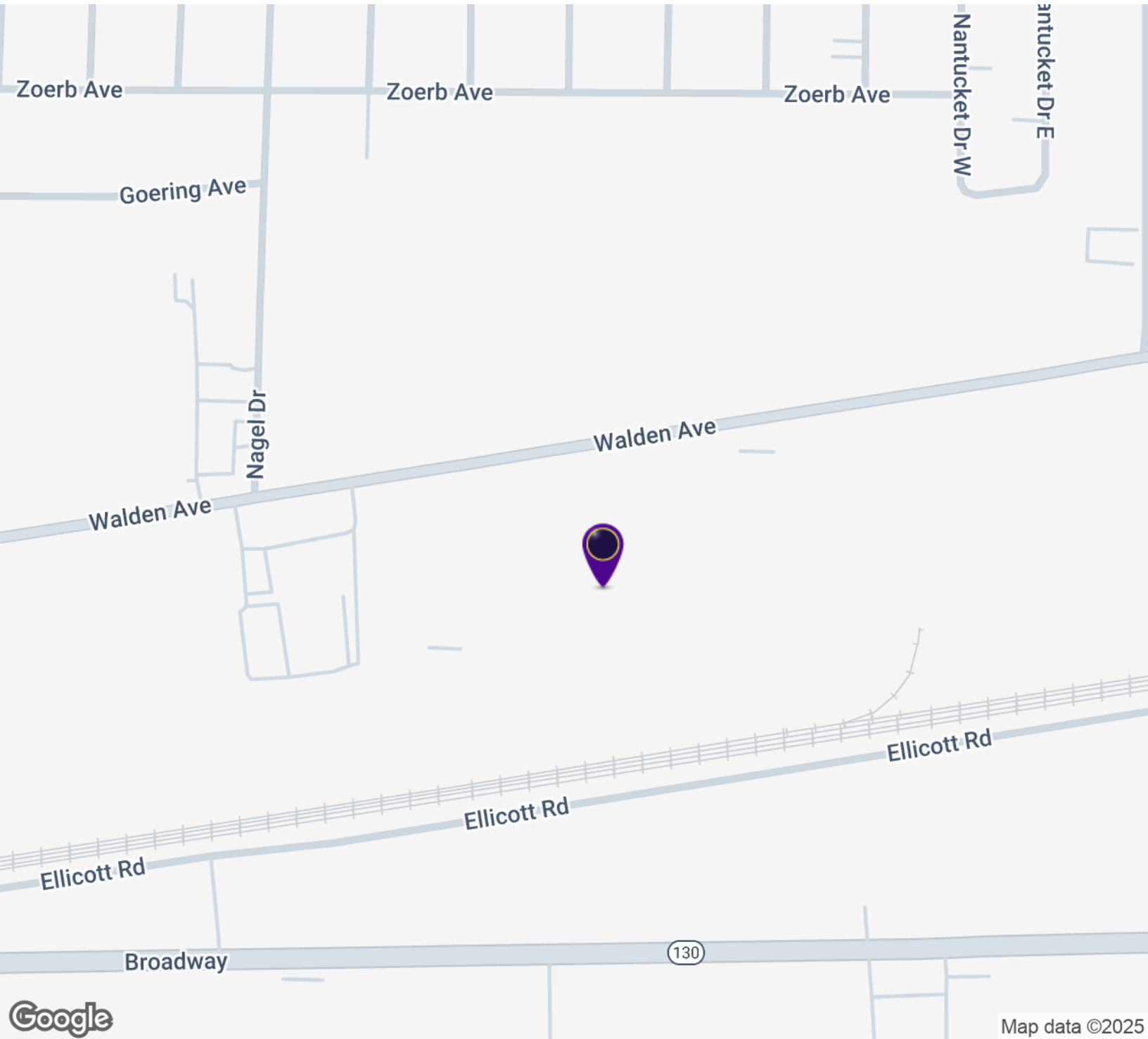
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LOCATION MAP

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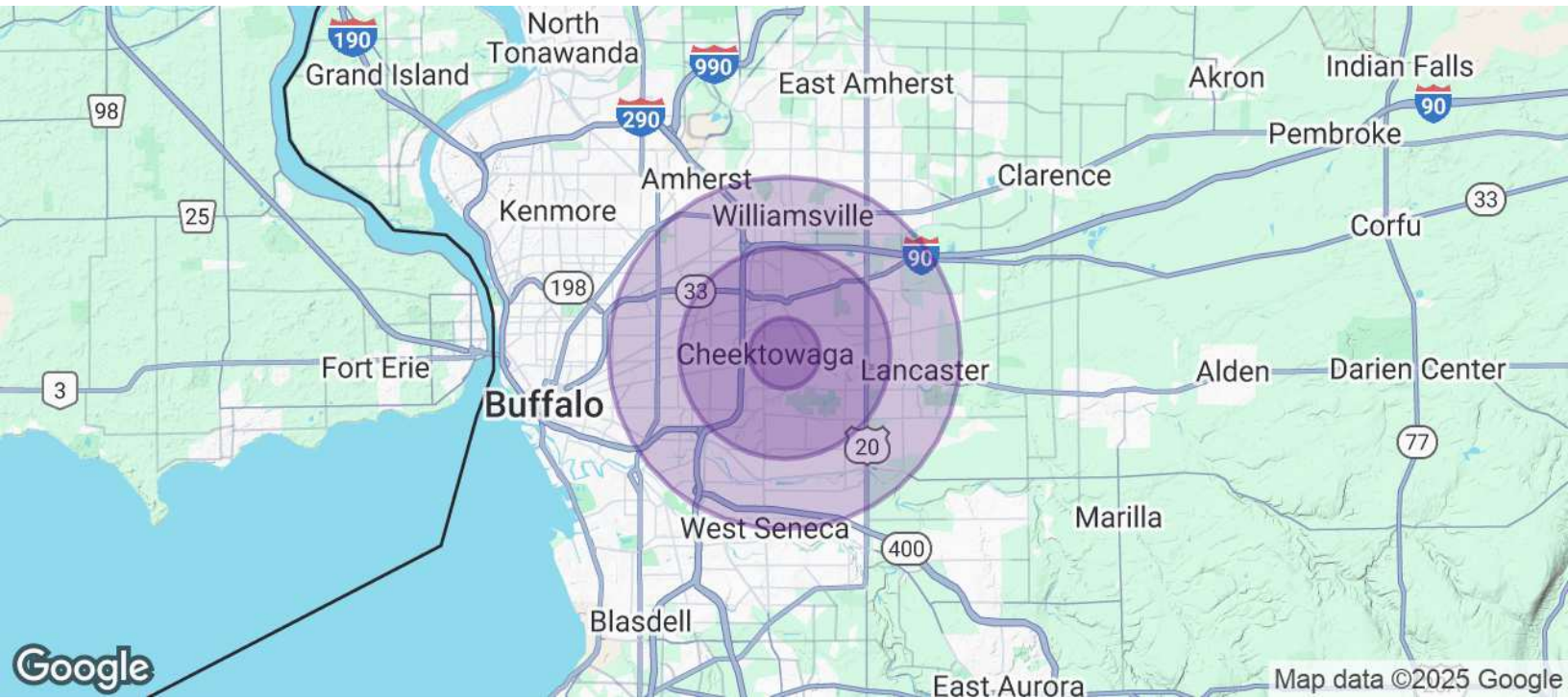
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# 5,068+/- SF Retail Space

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,585	82,914	254,012
Average Age	44	43	42
Average Age (Male)	42	42	40
Average Age (Female)	46	45	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,421	37,624	109,893
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$80,913	\$79,256	\$80,708
Average House Value	\$199,508	\$198,115	\$228,209

Demographics data derived from AlphaMap



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