



3620 Walden Ave , Lancaster, NY 14086



Please note that buildings on this property have been demolished - see aerial photo on next page.

FOR LEASE:
\$6,500/Month NNN

TRAFFIC COUNT:
34,000 AADT

Tim Boyle
716-523-7323
tboyle@newcowny.com

2101 Saint Rita's Lane
 Williamsville, NY 14221
 (0) 716-362-5050



NEWMAN PROPERTIES, INC.

Property Overview

3620 Walden Ave , Lancaster, NY 14086



Tim Boyle
716-523-7323
tboyle@newcowny.com

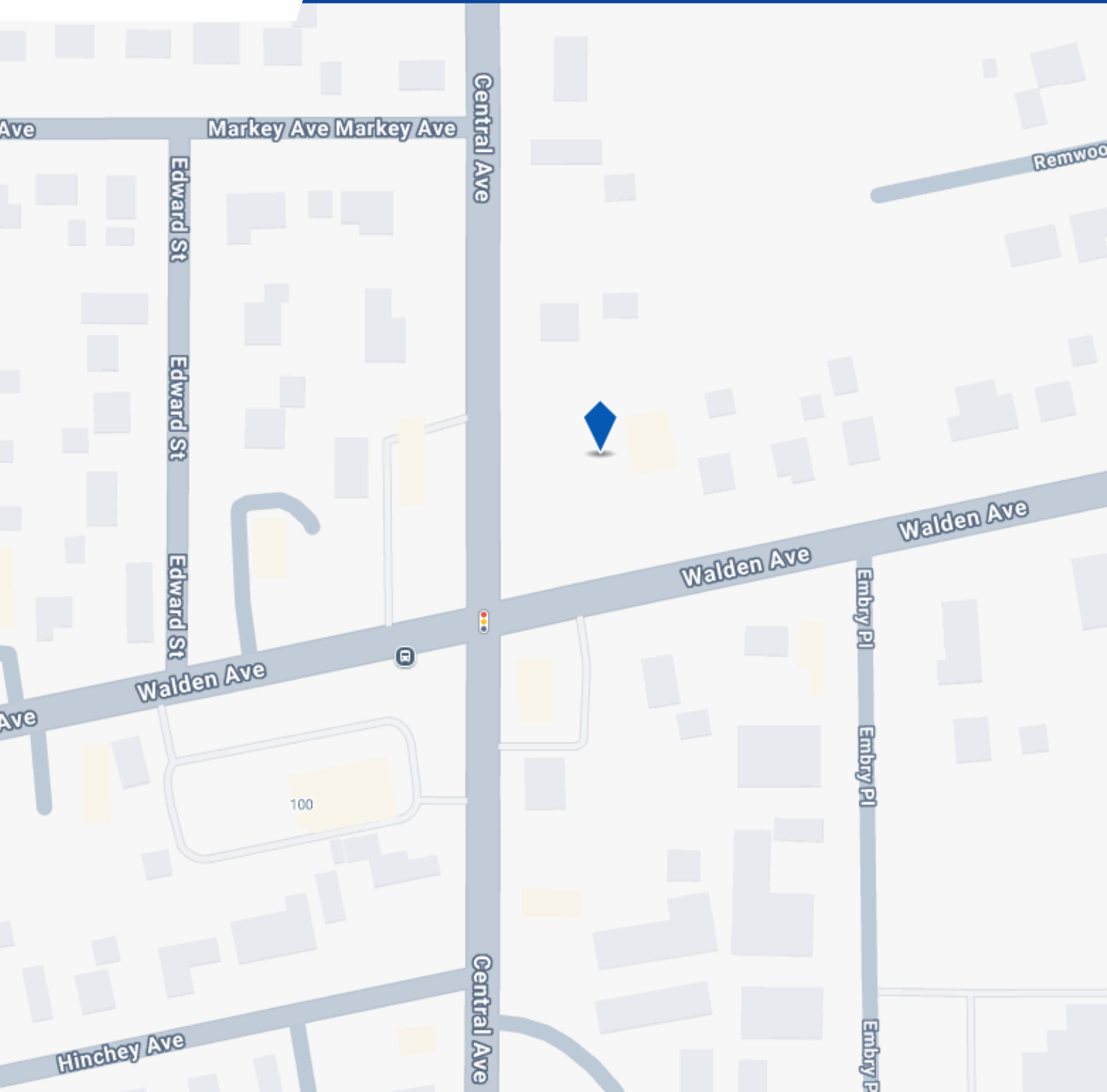
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NEWMAN PROPERTIES, INC

Location Map

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NEWMAN PROPERTIES, INC

Survey

21 Remwood Ave, Lancaster, NY 14086

Copyright Information

- 1 This Survey is Published in many different colors. Any Black and White reproduction is not a valid map from Freeman and Freeman Land Surveyors.

Reference Data

- RD1 Maps and notes from the Holland Land Company Survey.

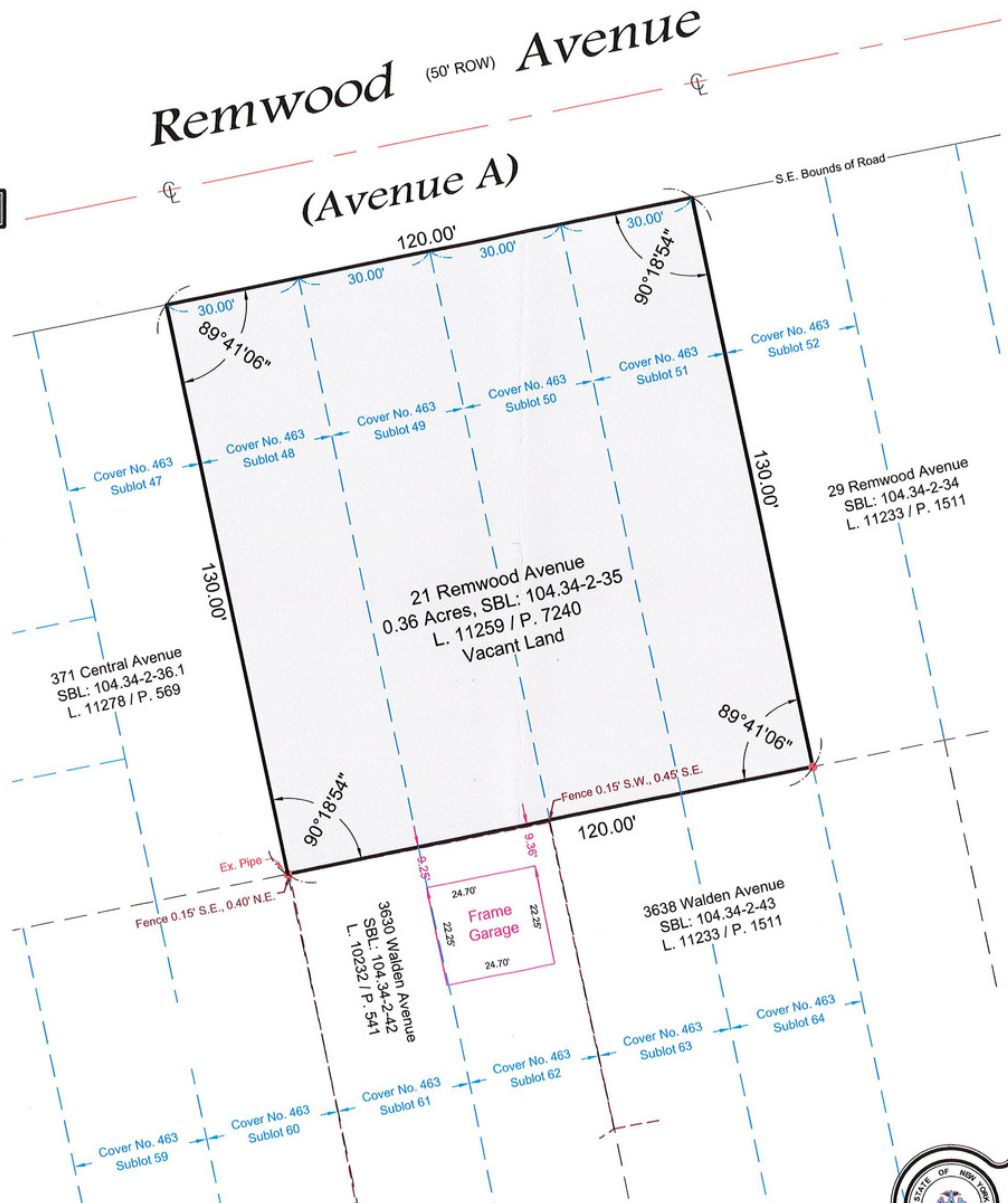


Statement of Encroachments

- A No encroachments were noted or surveyed to in the original field survey.

Notes

- N1 All dimensions are in the "U.S. Survey Foot" unless specified otherwise on the map.



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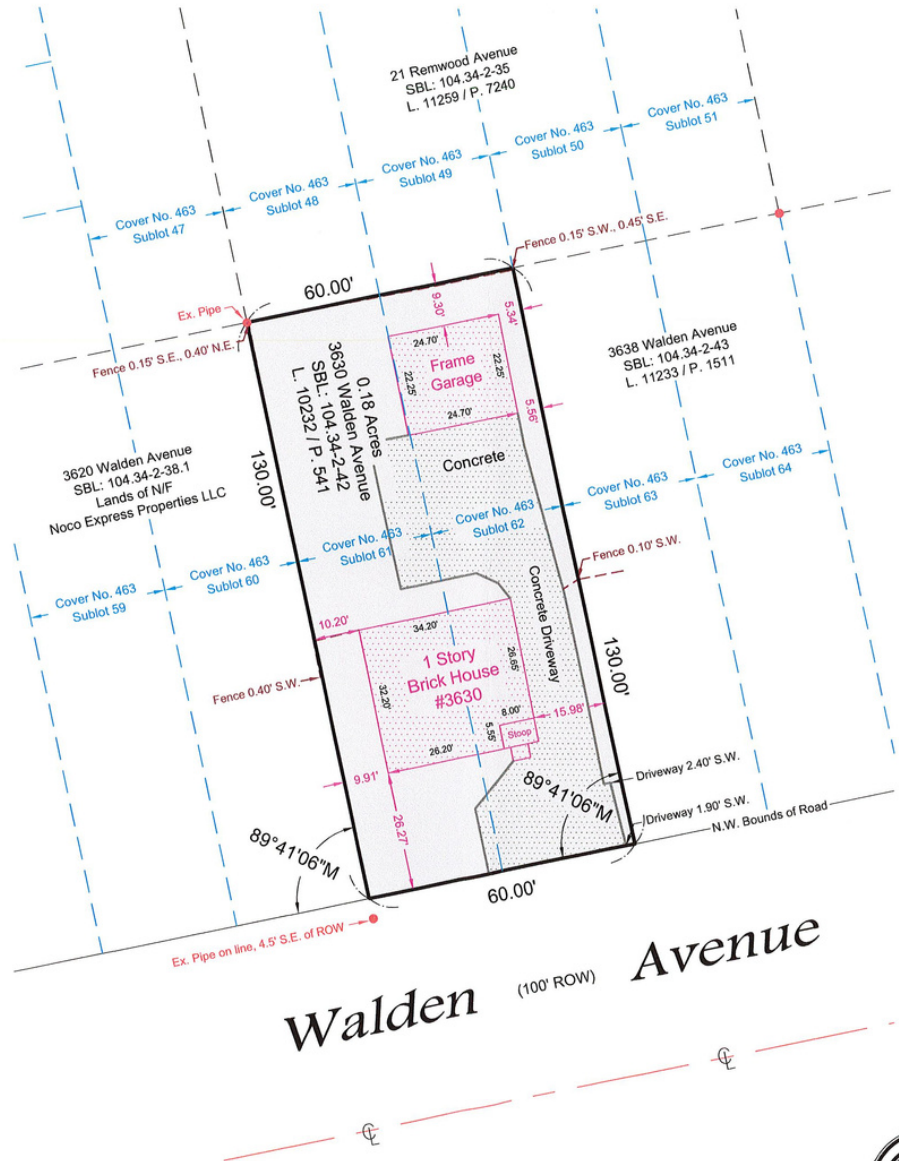


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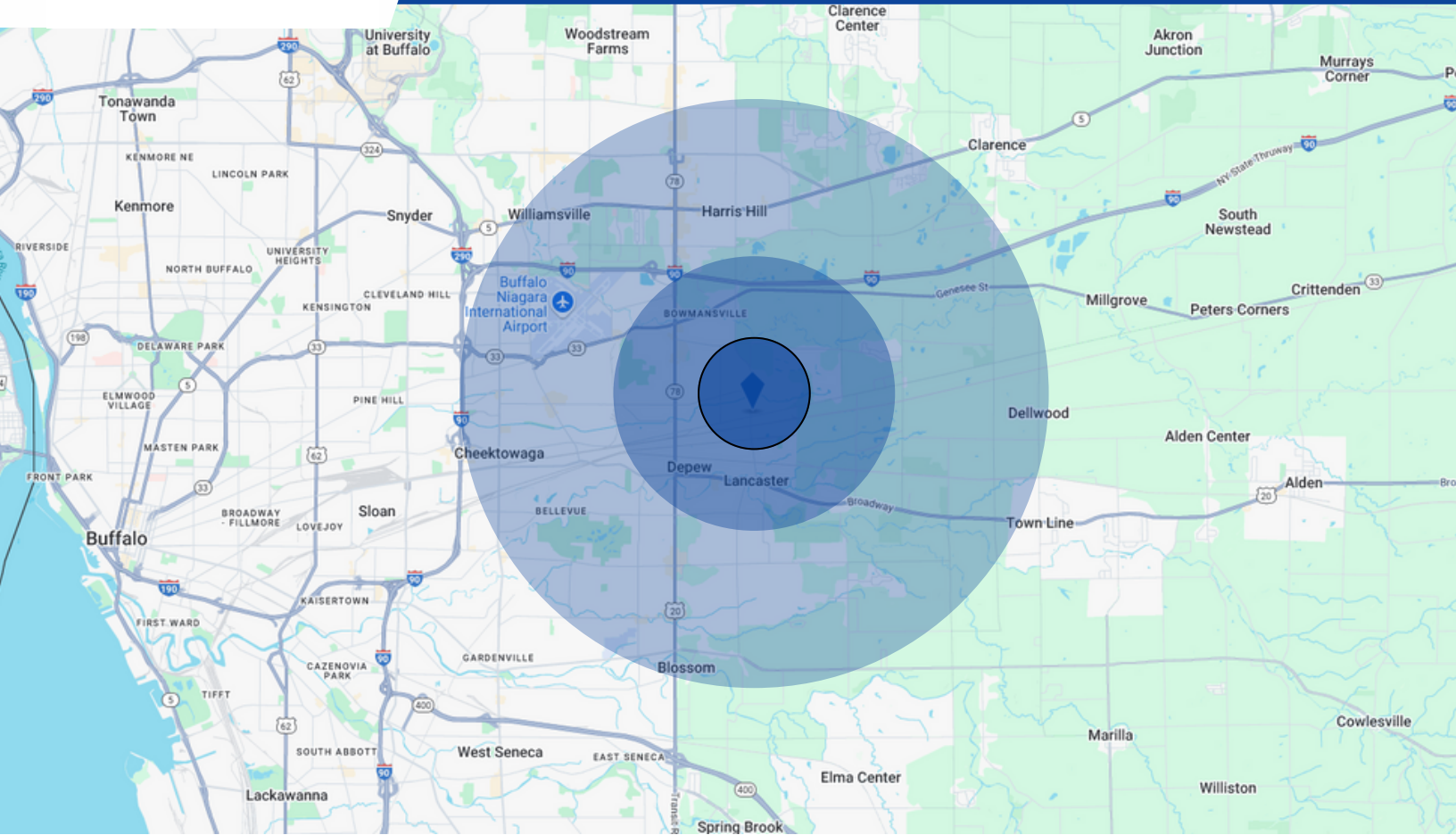




NEWMAN PROPERTIES, INC

Demographics

3620 Walden Ave, Lancaster, NY 14086



Population

	1 Mile	3 Miles	5 Miles
Total Population	10,174	52,333	123,312
Average Age	42 years	44 years	44 years

Household & Income

	1 Mile	3 Miles	5 Miles
Median Household Income	\$72,450	\$72,980	\$72,895
Median Home Price	\$330,000	\$340,000	\$345,000

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