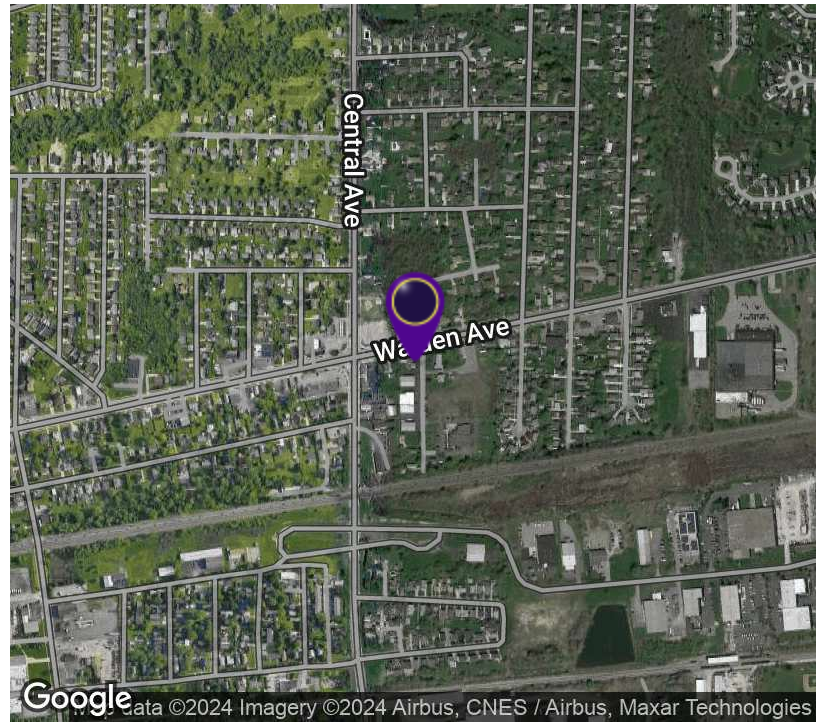


# 1,200+/- SF Retail Space

3637 Walden Ave, Lancaster, NY 14086



## OFFERING SUMMARY

Available SF:	1,200 SF
Lease Rate:	\$1,500.00 per month (Water included, tenant pays gas & elec.)
Lot Size:	0.33 Acres
Year Built:	1935
Building Size:	1,200 SF
Zoning:	482

## PROPERTY OVERVIEW

Fantastic spot for retail location, high visibility on a busy street. Off street parking convenient for your customers, large open area for displays. Big bright windows to show your products. Central air to keep you and your customers cool. Parking for 6-7 cars. 2 sign locations 1 on the building and 1 on the pole. Heat and Central A/C.

## LOCATION OVERVIEW

Located on Walden Ave. close to Central Ave.

## PROPERTY HIGHLIGHTS

- Located on a very busy street
- Large Bright Windows
- Great for Retail Business
- Big Open Space
- Parking for 6-7 Cars
- 2 Sign Locations, 1 on building and 1 on pole
- Heat and Central A/C



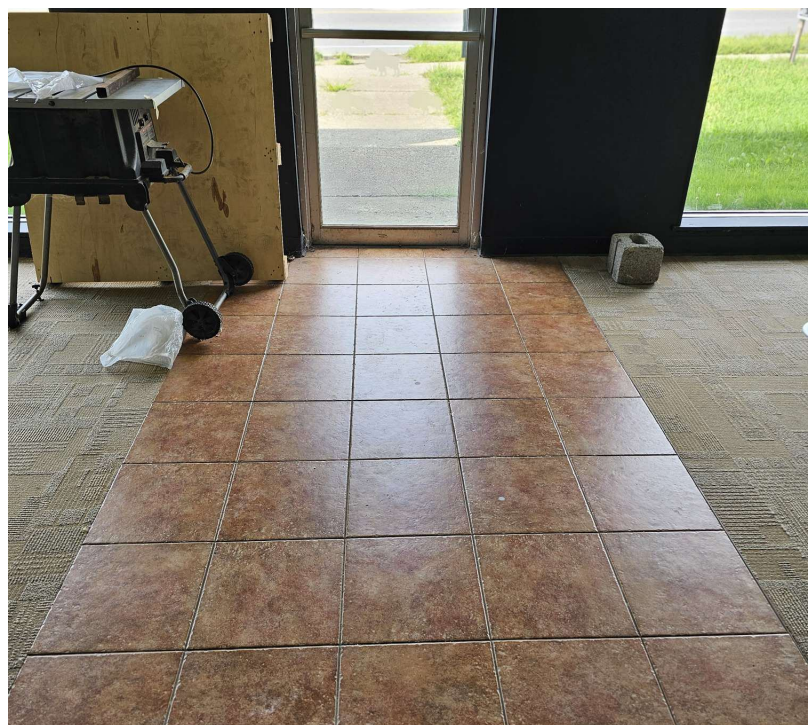
**RICK RECCKIO**  
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ADDITIONAL PHOTOS

# 1,200+/- SF Retail Space

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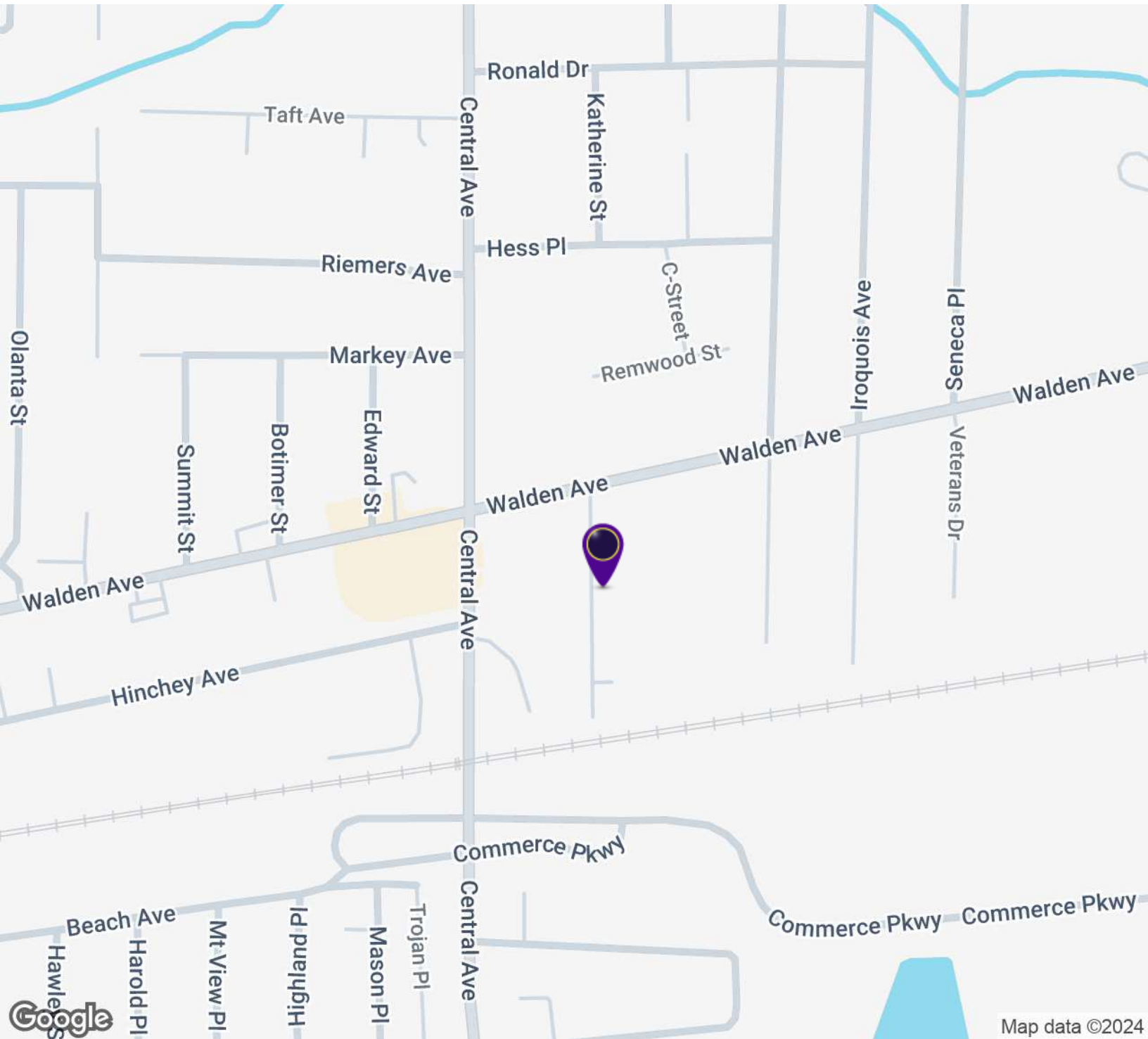


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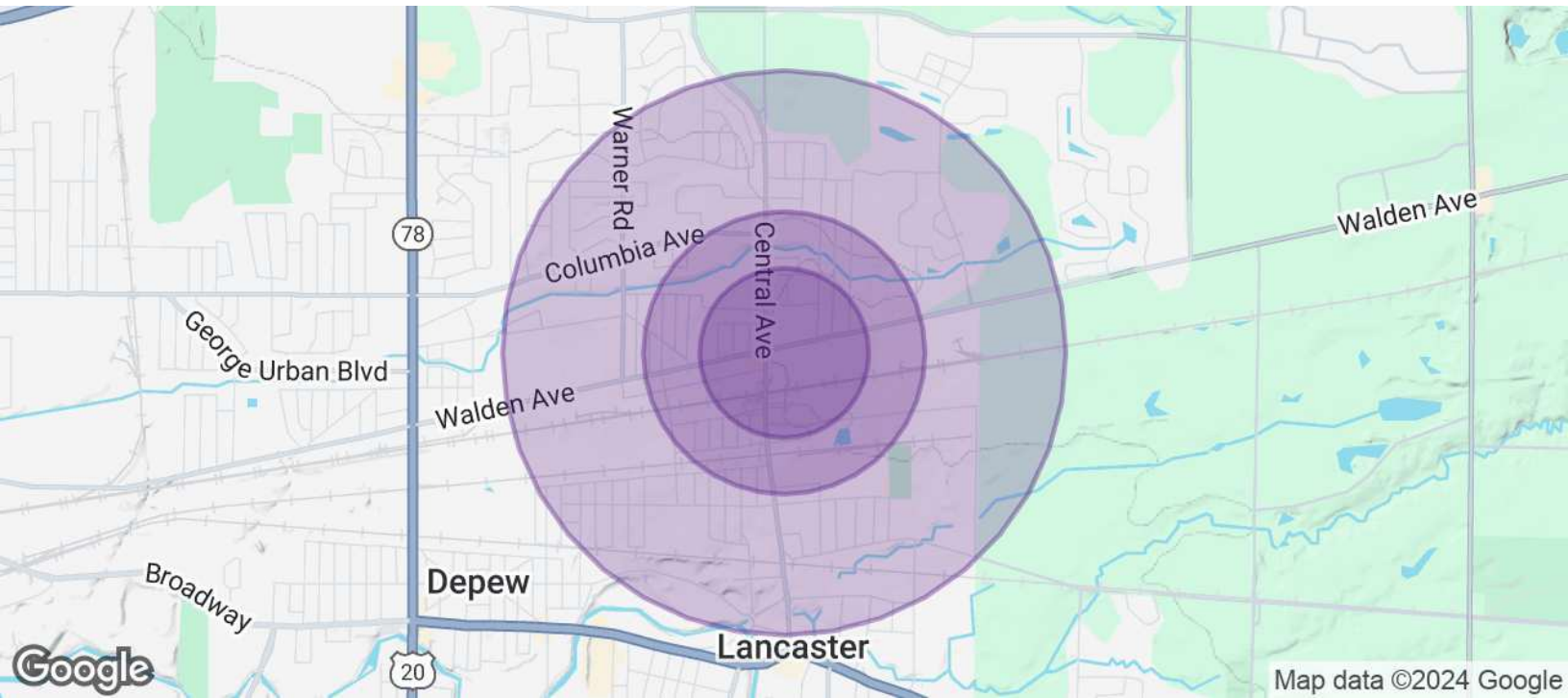


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# 1,200+/- SF Retail Space

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	789	2,226	8,960
Average Age	43	43	43
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	329	941	3,959
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$98,253	\$96,408	\$97,752
Average House Value	\$286,076	\$275,917	\$267,780

Demographics data derived from AlphaMap



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