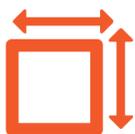


FOR LEASE

2765 DELAWARE AVE, KENMORE, NY 14217



10,680 SF COMMERCIAL SPACE NEXT TO SHAKE SHACK



10,680 +
SF AVAILABLE



16,292
VEHICLES PER DAY



NEGOTIABLE
LEASE PRICE

OFFERING SUMMARY

Property Type	Retail/Residential/Redevelopment
Size	10,680 +/- SF
Traffic Counts	Delaware Ave 16,292/vpd
Lease Price	Negotiable
Term	5 Year Minimum

PROPERTY HIGHLIGHTS

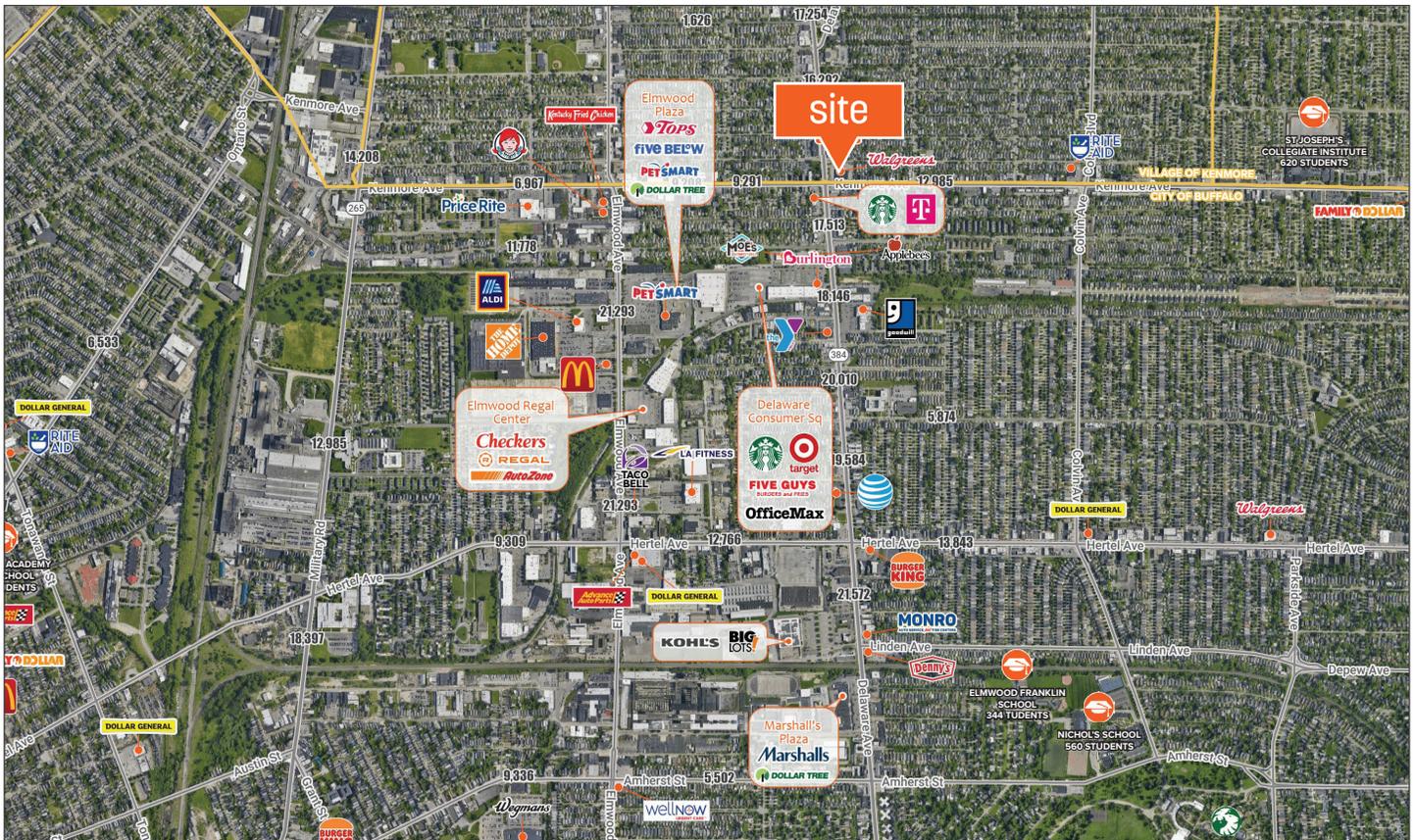
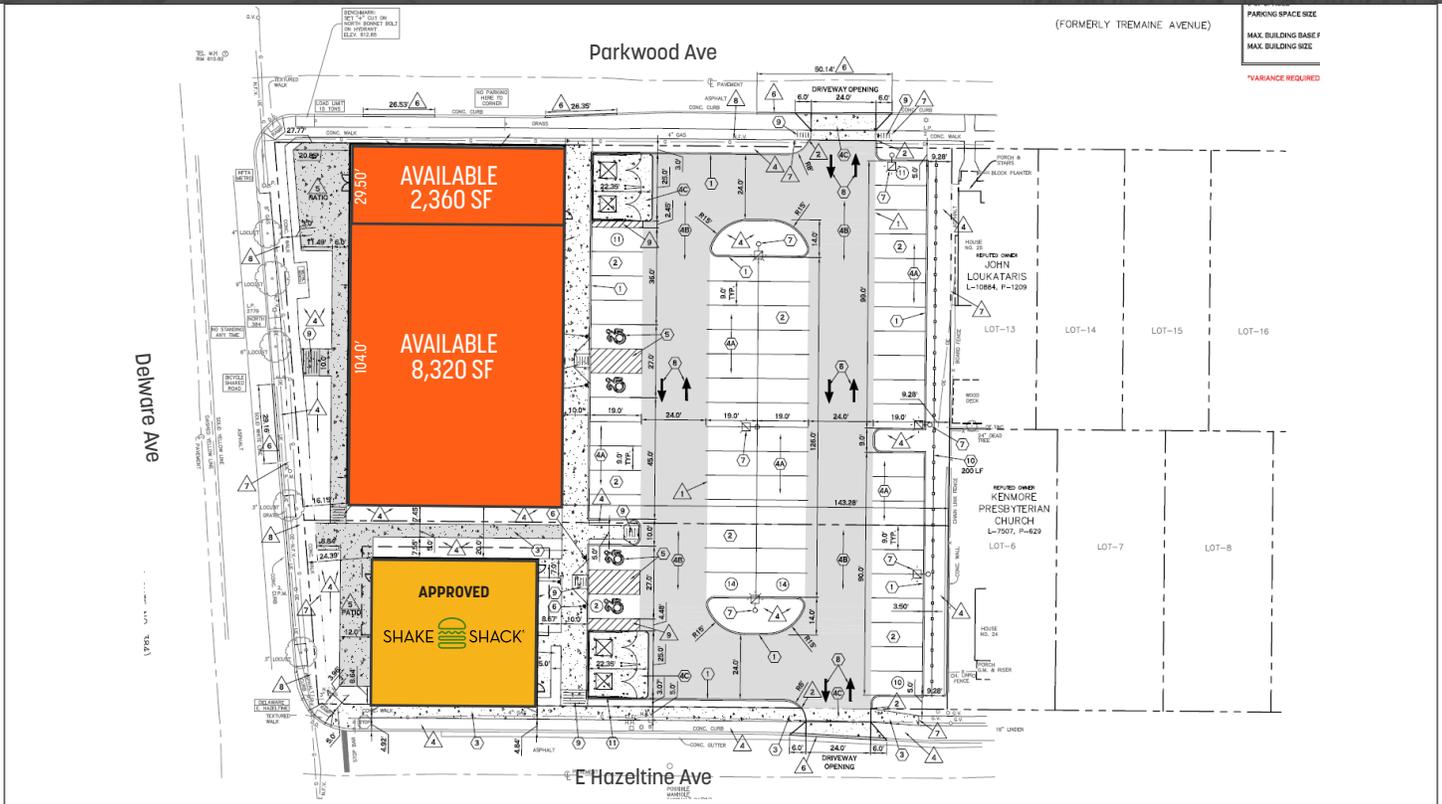
- Village of Kenmore location
- First floor retail, second floor residential
- Flexible layout, ideal for retail, restaurant, or service-based businesses
- High-traffic location on Delaware Ave, offering excellent visibility and easy access
- Plenty of parking on-site for customer and employee convenience
- Surrounded by top retailers including Walgreens, Starbucks, Vitamin World, T-Mobile, and Subway



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	28,783	168,312	368,390
Median HH Income	\$73,772	\$67,216	\$63,476
Households	14,072	74,626	162,913
Employees	7,781	54,010	128,672

FOR LEASE

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