Former AAMCO For Sale or Lease

3106 Walden Ave, Depew, NY 14043

OFFERING SUMMARY

Sale Price:	Call for More Details
Available SF:	2,481 SF
Lease Rate:	Call for More Details
Lot Size:	0.38 Acres
Year Built:	1968
Building Size:	2,481 SF
Renovated:	2022
Zoning:	Business 05C

PROPERTY OVERVIEW

This former AAMCO 2,481+/- SF building located in the heart of Depew, offers a prime investment opportunity in a bustling commercial district. Includes 3 Lifts and One Drive On Lift. The Property is ideally positioned on a highly trafficked road with over 21,000 vehicles per day. 4 Bay Auto Shop with 2 High lift bays for work on cube vans and over sized vehicles.

LOCATION OVERVIEW

Located just 11 miles from Downtown Buffalo, this area is known for its strong retail and automotive presence, making it an ideal location for investors or tenants in the retail or vehicle-related industries. The strategic location provides easy access to major highways, drawing in a steady flow of potential customers. Nearby retailers such as the Walden Galleria, Walmart, Wegmans, Sam's Club, Walgreens, Marshalls, Chick-Fil-A, Target and more.

PROPERTY HIGHLIGHTS

- Strong Demographics | Over 178,000 People in Five Miles
- High Traffic Counts | 21,579 VPD
- Ideally Situated Only 11 Miles From Downtown Buffalo
- Positioned Near Many National Retailers Including Walmart, Wegmans, Sam's Club, Marshall's, Walgreens and More

Recckio Real Estate & Development Inc.

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4455 TRANSIT ROAD, SUITE 3B
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www.recckio.com

NY & PA Licensed Broker

ADDITIONAL PHOTOS

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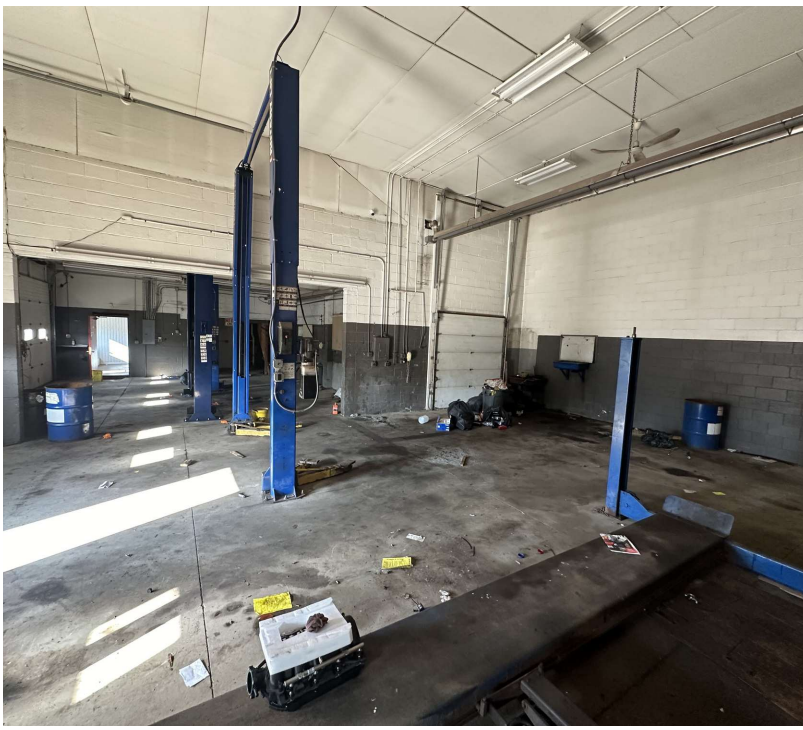

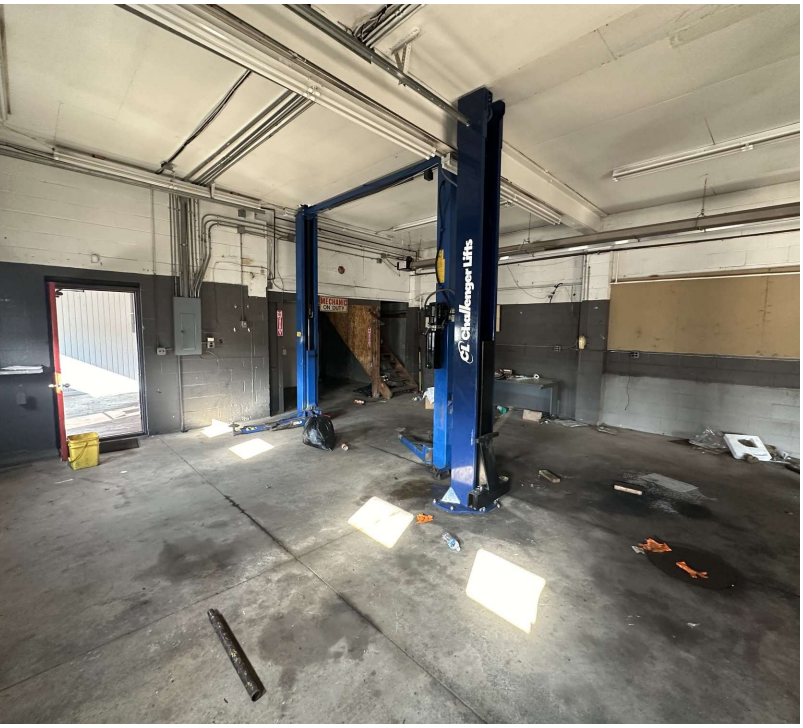

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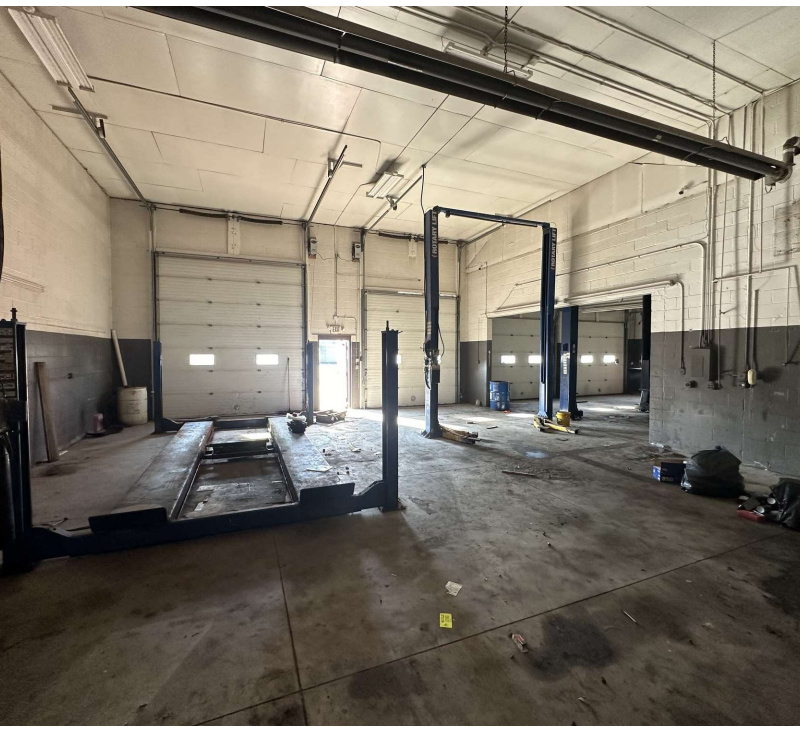

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LOCATION MAP

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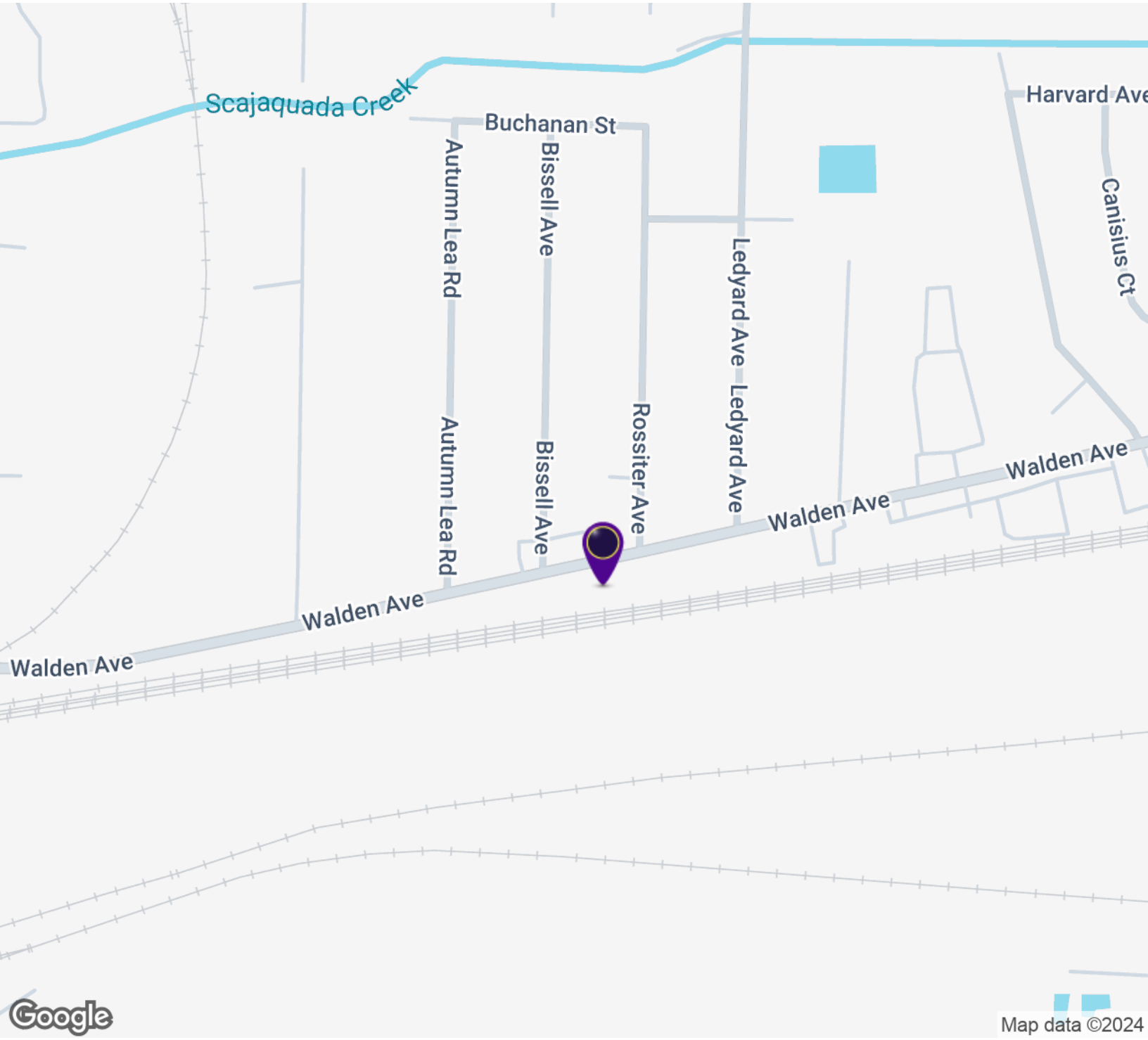

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,611	67,864	180,253
Average Age	44	45	44
Average Age (Male)	43	43	42
Average Age (Female)	45	46	45

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,427	30,751	79,984
Persons per HH	2.2	2.2	2.3
Average HH Income	$86,943	$89,790	$92,799
Average House Value	$176,128	$229,482	$255,240
Per Capita Income	$39,519	$40,813	$40,347

Map and demographics data derived from AlphaMap

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