



Parkwood Ave

384

Delaware Ave

East Hazeltine Ave

80'0"
2,360 SF

8,380 SF

3,343 SF

PRESBYTERIAN CHURCH

REPORTED OWNER
JOHN
LOUKATARIS
L-10884, P-1209

REPORTED OWNER
KENMORE
PRESBYTERIAN
CHURCH
L-7507, P-629

2765 DELAWARE AVE KENMORE, NY 14217

KENMORE, NY REDEVELOPMENT



2765 DELAWARE AVE KENMORE, NY 14217

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Caliber Commercial Brokerage is pleased to represent this well-positioned retail redevelopment opportunity located in the Village of Kenmore. Over 14,000 SF available with plenty of parking. Nearby retailers include Walgreens, Starbucks, Vitamin World, T-Mobile, and Subway.



PROPERTY TYPE
Retail



LOCATION
2765 Delaware Ave Kenmore, NY 14217



SPACE AVAILABLE
14,083 SF



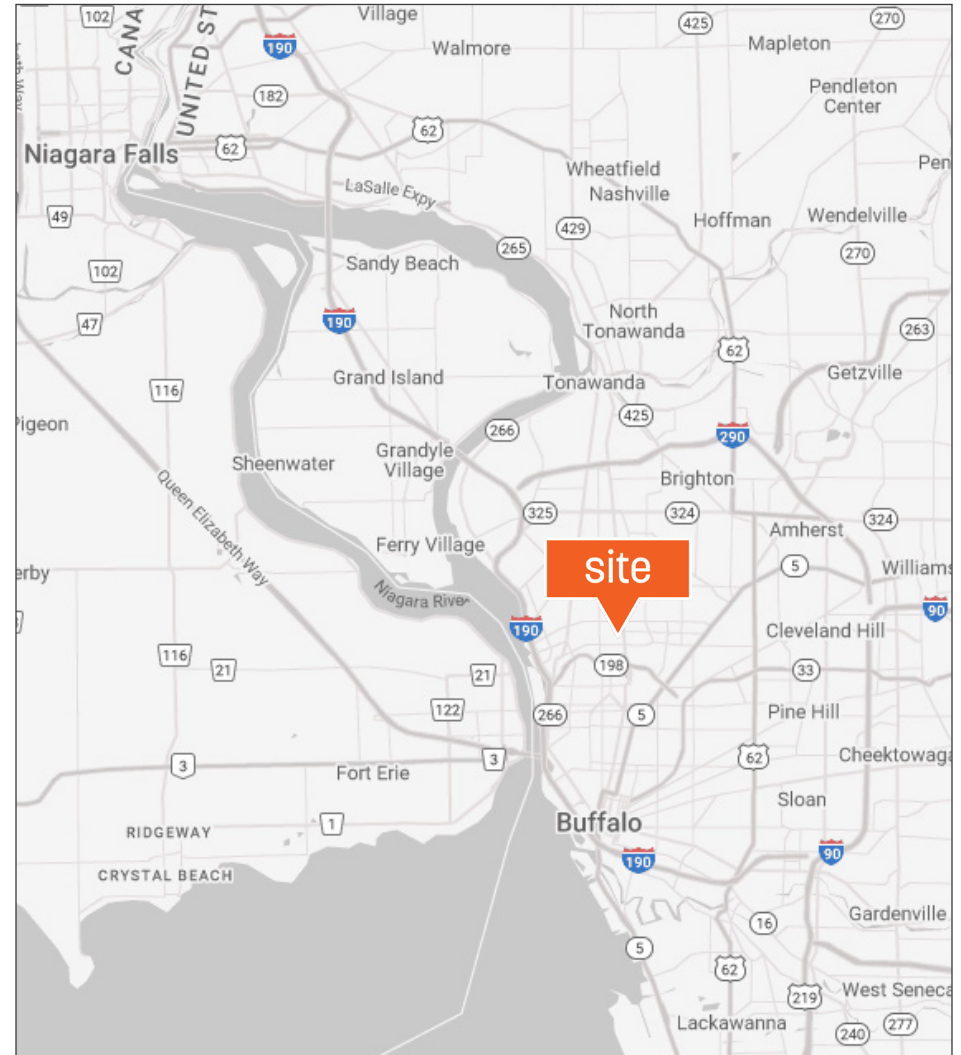
RENTAL RATE
\$ Negotiable



TRAFFIC COUNTS
Delaware Ave: 16,292/day



TERM
5 Year Minimum

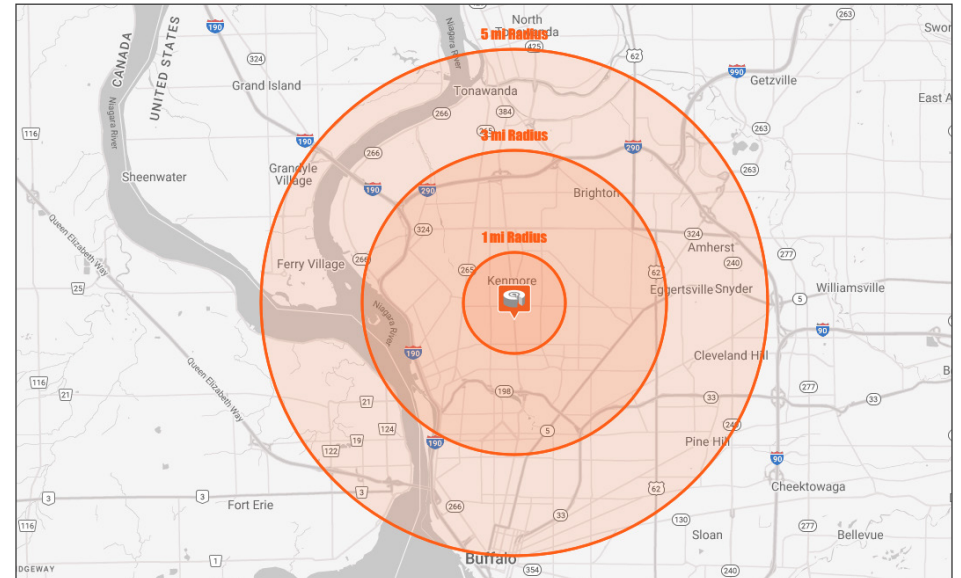


LOCATION MAP

DEMOGRAPHIC REPORT

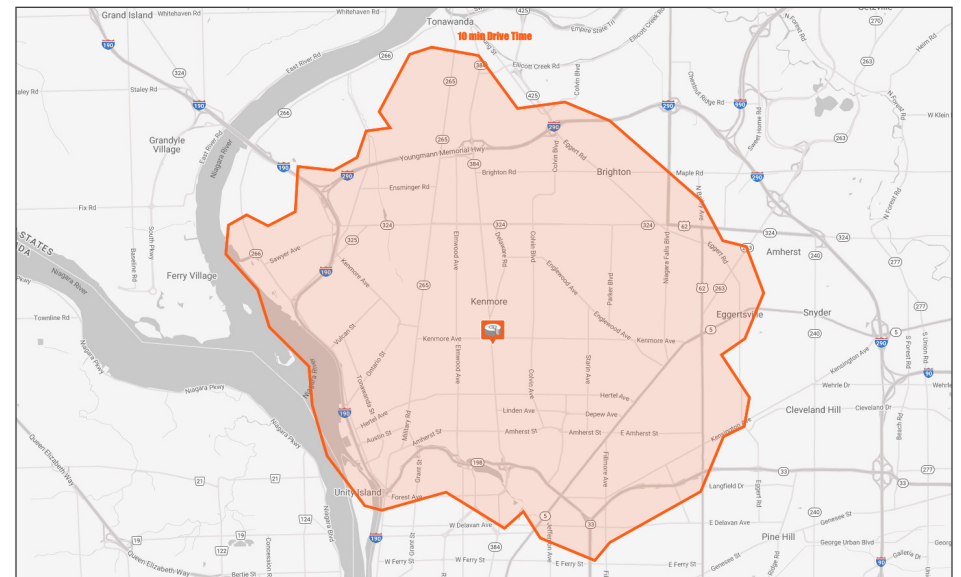
Radius

VARIABLE	1 MILE	3 MILES	5 MILES
Population	27,035	160,740	342,654
Average HH Income	\$69,689	\$63,873	\$59,795
Households	14,229	77,511	168,887
Employees	8,320	63,201	148,832



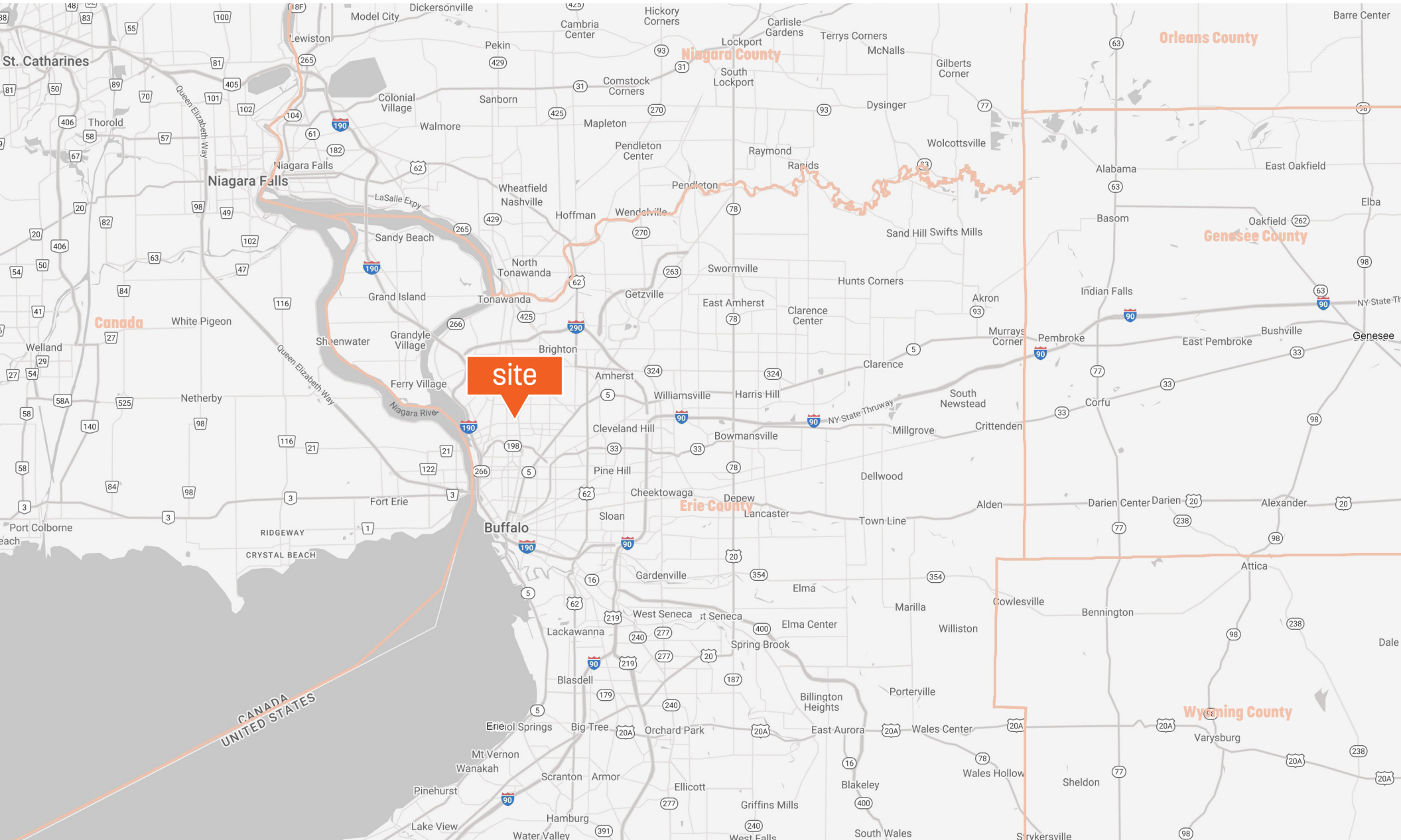
Drive Times

VARIABLE	10 MINUTES
Population	184,084
Average HH Income	\$71,306
Households	79,033
Employees	66,085



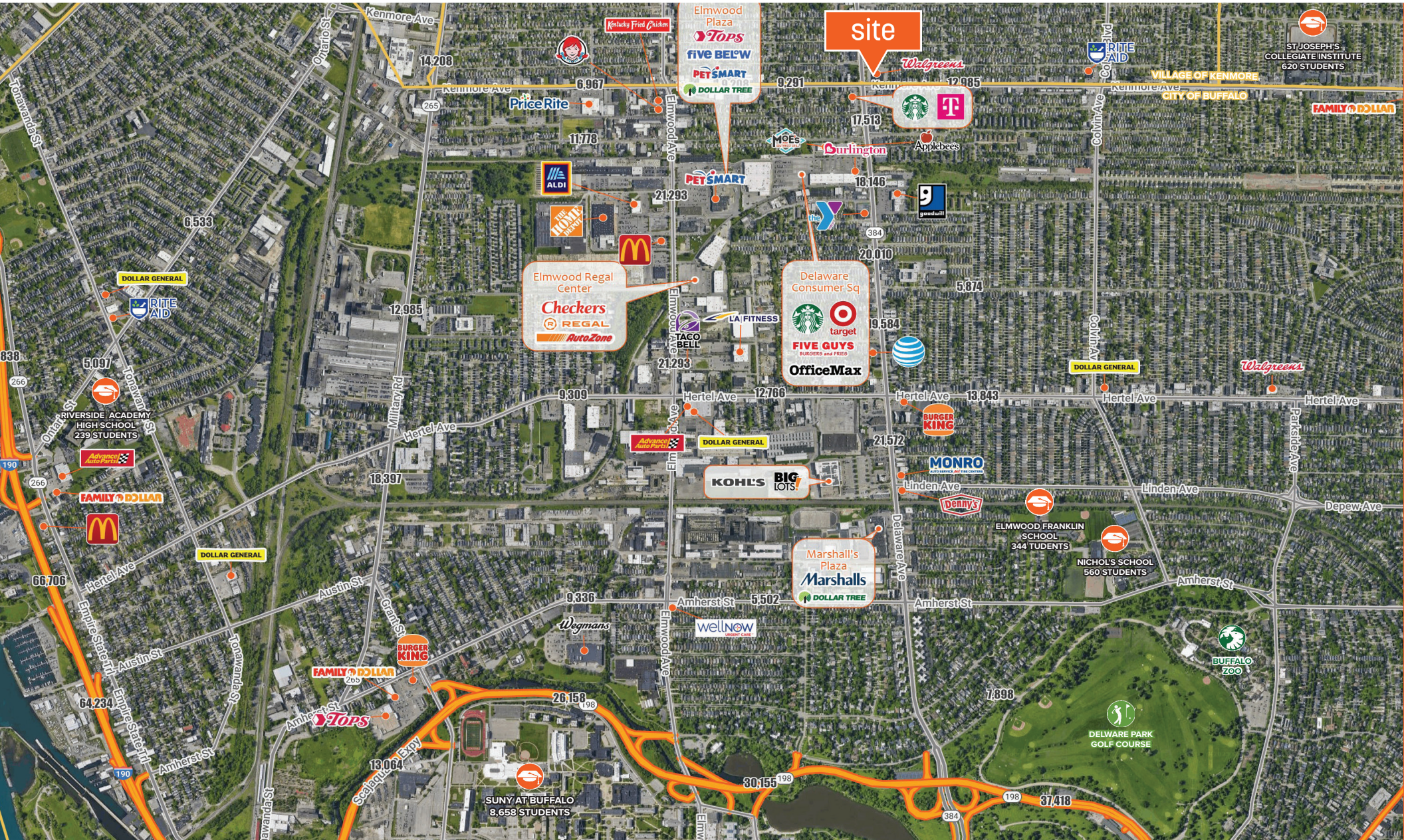
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LOCATION MAP



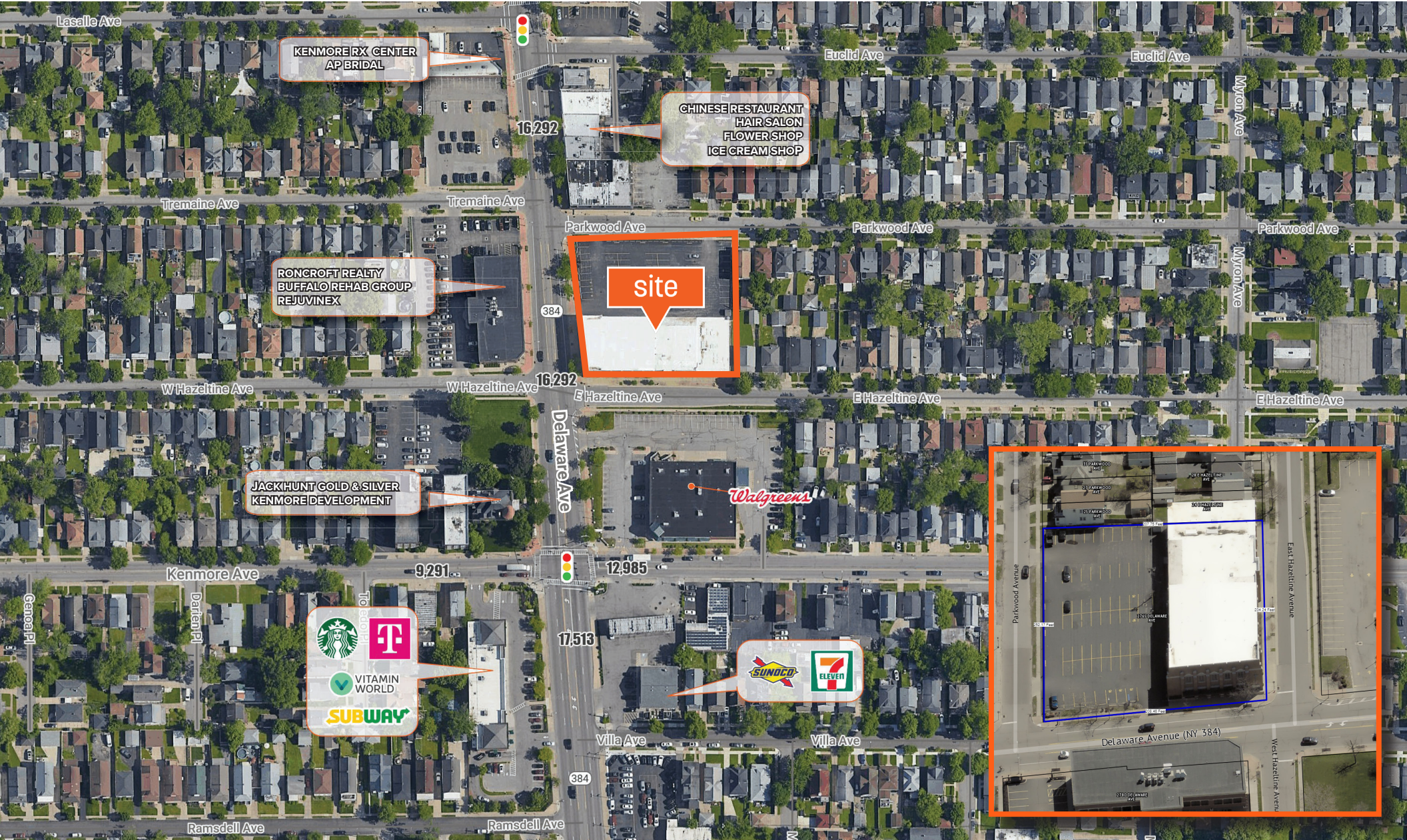
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MARKET AERIAL



2765 DELAWARE AVE KENMORE, NY 14217

SITE AERIAL



SITE ELEVATIONS



Proposed Restaurant Tenant
29'-6"

West Elevation-1 (Delaware)



NORTH ELEVATION-1

PROPOSED RESTAURANT TENANT
29'-6"

WEST ELEVATION-1 (DELAWARE)

North Elevation-1

Proposed Restaurant Tenant
29'-6"

West Elevation (Delaware)



North Elevation-1

West Elevation-1 (Delaware)



SOUTH ELEVATION-1 (E. HAZELTINE)

EAST ELEVATION-1

South Elevation-1 (E. Hazeltine)

East Elevation-1



South Elevation-1 (E. Hazeltine)

East Elevation-1

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GET IN TOUCH WITH US



MATTHEW J. LESTER, MANAGING PARTNER

Licensed Real Estate Broker

M: 585.797.8877

O: 585.454.4500 x 112

E: mlester@caliberbrokerage.com

DANIEL BOSIO

Licensed Real Estate Salesperson

M: 248.872.4654

O: 585.454.4500 x 116

E: dan@caliberbrokerage.com

CALIBER COMMERCIAL BROKERAGE, LLC

1657 East Ave, Rochester, NY 14610

www.caliberbrokerage.com

585.454.4500

ABOUT CALIBER

Founded in 2009, Caliber Commercial Brokerage LLC is a full service commercial real estate brokerage firm based in Rochester, NY and serving all of Upstate New York. We offer tenant representation, landlord representation, and project advisory services, priding ourselves on providing each of our clients with a customized real estate strategy.

As a full-service firm, we assist clients in buying, selling, and leasing commercial real estate. Our specialties include retail tenant representation, retail leasing, investment sales, and office and industrial leasing.

Since opening, we have represented over 25 million square feet of real estate and averaged 150 transactions a year. This has produced over \$1 billion in aggregate transactional volume.