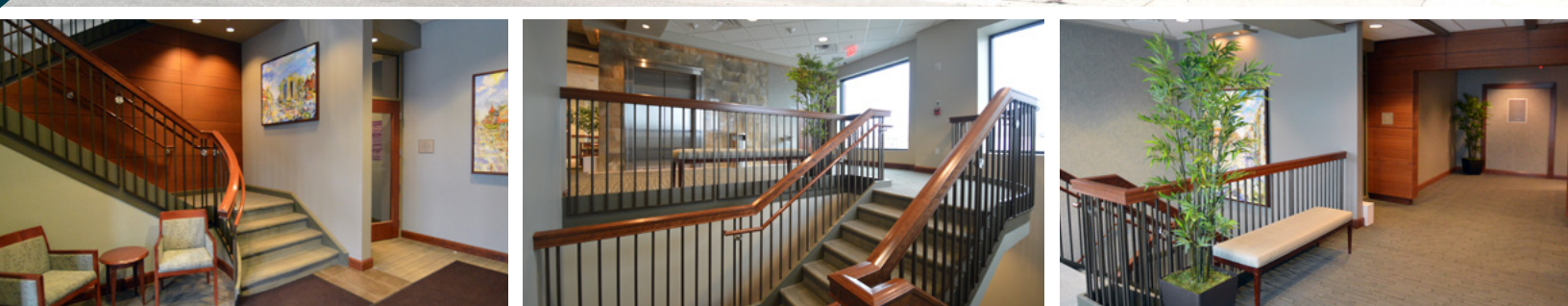


1,984 SF
AVAILABLE

2780 DELAWARE AVE
KENMORE, NY



Professional Medical/Office Space Available

Highly Visible, Prime Location!

This 21,000 square foot, mixed-use building is located on Delaware Avenue in the Village of Kenmore. The building houses first floor retail space with medical and professional offices on the second floor. Located one block north of Kenmore Avenue at the Buffalo City Line, 2780 Delaware was designed in the traditional "village" context, with the building positioned "street-side" for maximum visibility and convenient on-site parking. Delaware Avenue is a major north-south corridor connecting Buffalo to its primary northern suburbs and is recognized as one of the region's most prestigious and "in-demand" addresses.

Property Highlights:

- Only one suite remaining.
- Prime location in the Village of Kenmore.
- Highly visible location; 20,276 vehicles per day.
- 71,638 households within three-mile radius.
- Ample on-site parking available.
- Will finish to suit.
- Building is elevator equipped.



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Harbinger Square, 5166 Main Street, Williamsville, NY 14221