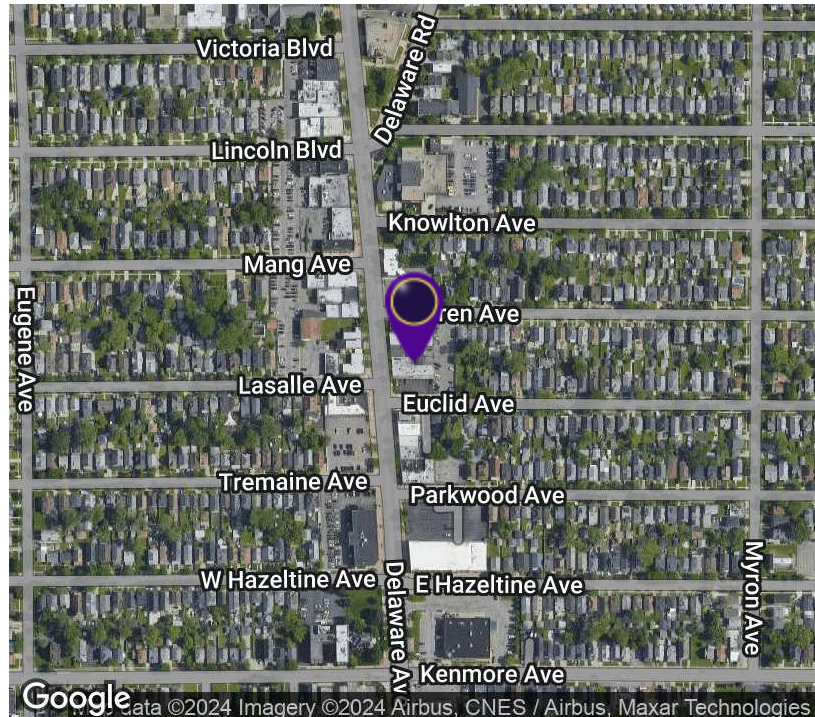


Investment Opportunity

2815 Delaware Avenue, Kenmore, NY 14217



SALE PRICE

\$489,900

OFFERING SUMMARY

Lot Size:	0.3 Acres
Year Built:	1930
Building Size:	5,000 SF
Zoning:	Commercial
Market:	Buffalo/Niagara Falls
Submarket:	North

PROPERTY OVERVIEW

Fully Leased, highly visible retail space located in the heart of the Village of Kenmore on the corner of Delaware Avenue and Euclid Street with traffic signal access. Densely populated residential area minutes from I-190 and I-290 Expressways. Busy convenience store with high volume Lottery and Quick Draw sales. 19,720+/- average daily traffic counts. Store has a full kitchen with hoods, fryers & stove. Fully stocked Deli with reach-in beer coolers.

LOCATION OVERVIEW

Neighborhood plaza situated on the corner of Delaware Avenue and Euclid Street. 10 minutes from I-190 and I-290 Expressways.

PROPERTY HIGHLIGHTS

- 100% Leased
- Other tenants include Smoothie restaurant & Day Spa
- Plenty of Parking along front of Plaza
- Village owned Parking Lot behind plaza with access from both Euclid St. & Warren Ave.



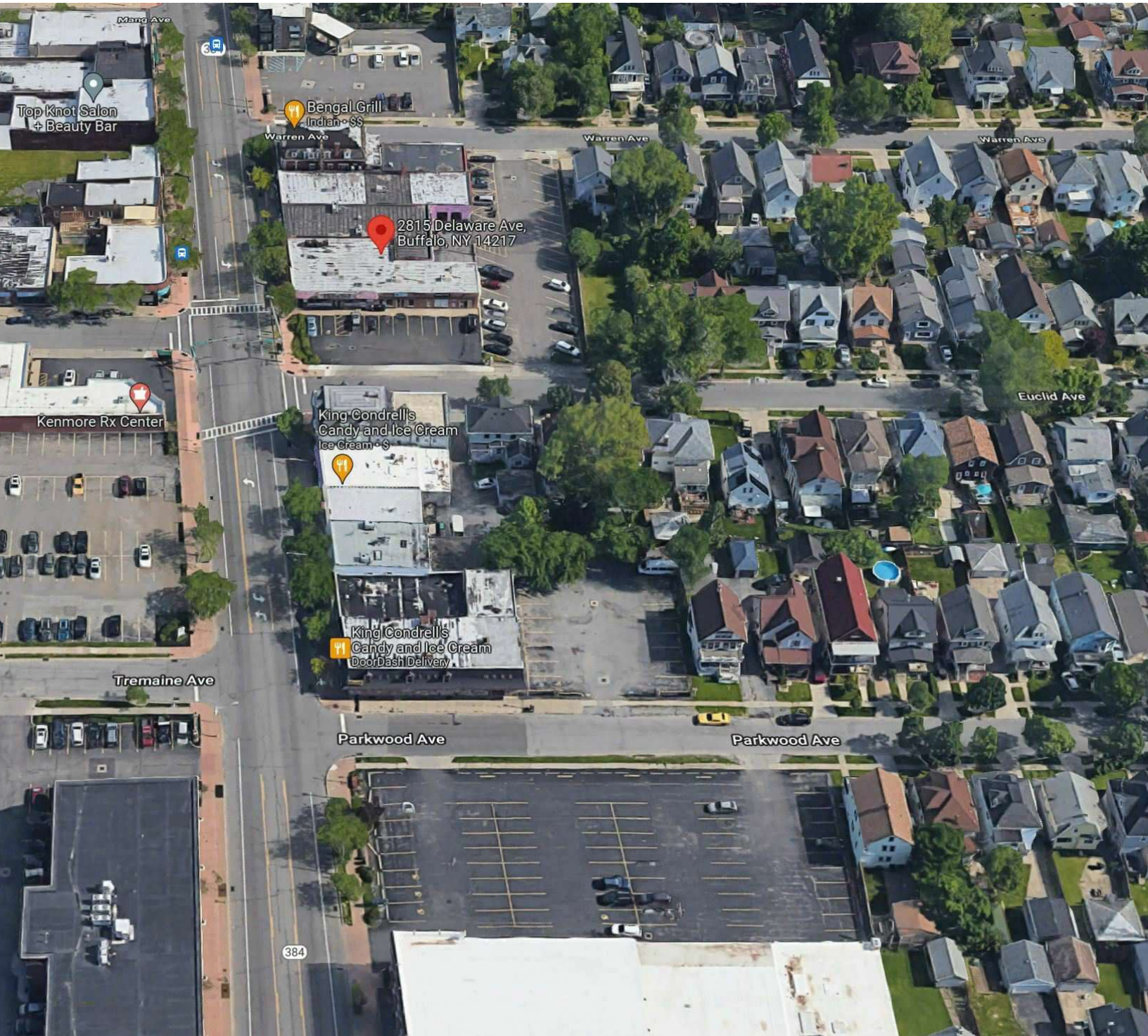
RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

Investment Opportunity

2815 Delaware Avenue, Kenmore, NY 14217

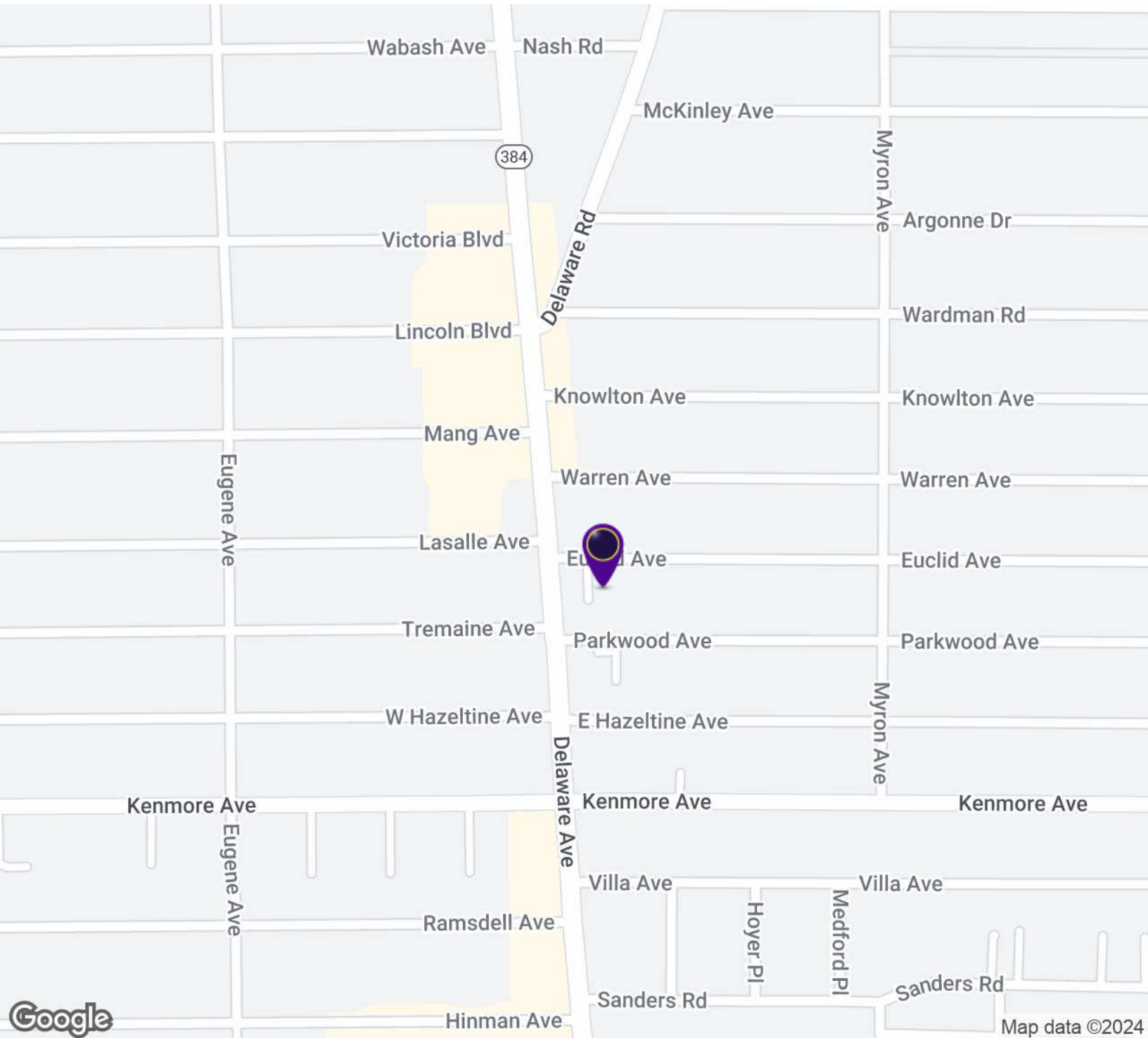


RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

Investment Opportunity

2815 Delaware Avenue, Kenmore, NY 14217

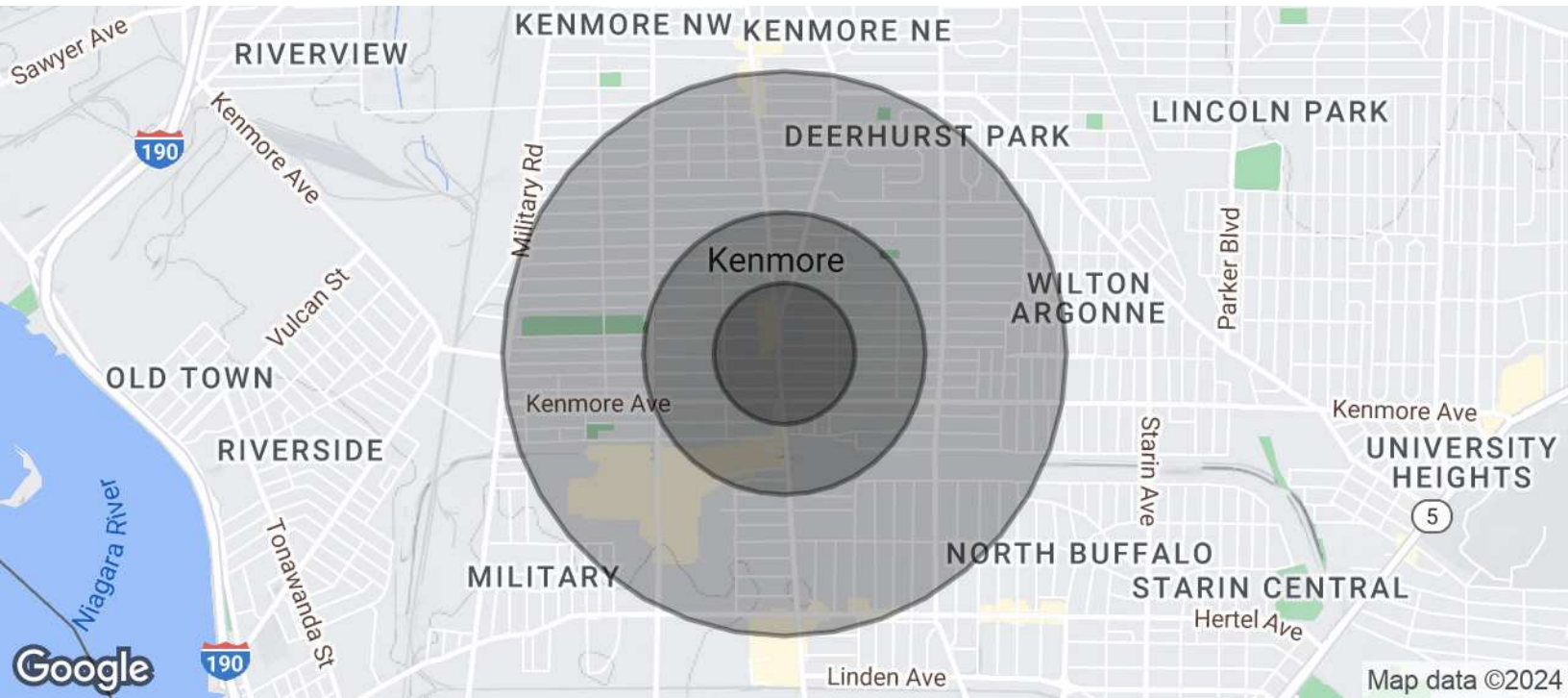


RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

Investment Opportunity

2815 Delaware Avenue, Kenmore, NY 14217



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,165	7,539	26,965
Average Age	41.8	42.5	41.4
Average Age (Male)	39.8	39.7	39.2
Average Age (Female)	45.1	44.5	42.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,149	3,949	14,021
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$74,381	\$69,110	\$71,872
Average House Value	\$149,803	\$148,555	\$155,427

* Demographic data derived from 2020 ACS - US Census



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com