

# VILLAGE SQUARE PLAZA

2876 Delaware Ave  
Kenmore, NY 14217



## PROPERTY DESCRIPTION

Former jewelry store that will be delivered as vanilla box with drywall and flooring. Rent is negotiable based on tenant needs. Parking is available with street parking, with a larger lot located in the rear of the building

## LOCATION DESCRIPTION

Village Square Plaza is located at the intersection of Delaware Ave and Delaware Rd in the heart of the Village of Kenmore. Boasting some of the highest density in the United States, the Village of Kenmore offers a large population group within a short drive or walk. Additionally, this commercial corridor is heavily populated with local businesses, but is just a quarter-mile north of North Delaware and Delaware Consumer Square. National retailers include Target, Starbucks, Applebee's, KFC, Wendy's, McDonalds, Tops, PetSmart, Dollar Tree, and Home Depot.

## PROPERTY HIGHLIGHTS

- Parking in rear of building
- Space will be delivered as vanilla box
- Walkable neighborhood

## SPACES

## LEASE RATE

## SIZE (SF)

Available Storefront

Negotiable

1,624



**Joseph Jacobi Jr.**

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460 East Ave, Rochester, NY 14607

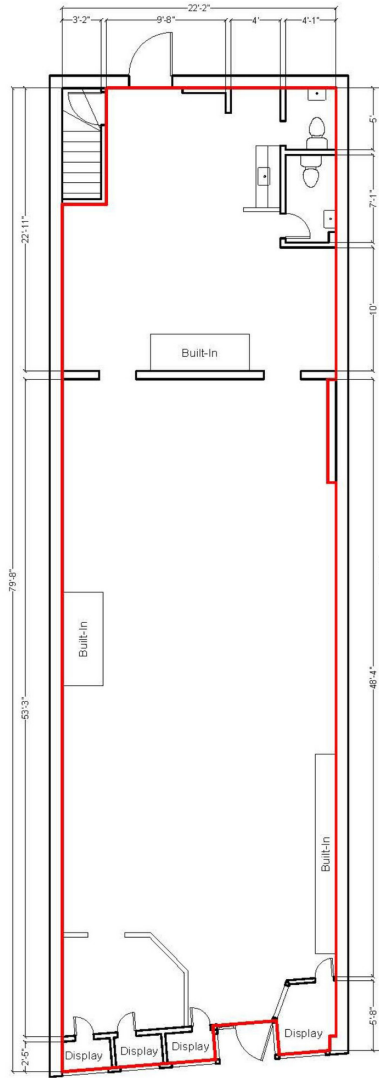
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## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Available Storefront	Available	1,624 SF	NNN	Negotiable	\$2.79/SF NNN



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DEMOGRAPHICS	1 MI	2 MI	3 MI	5 MIN
<b>Population</b>				
<b>2022 Estimated Population</b>	<b>29,126</b>	<b>90,310</b>	<b>165,563</b>	<b>65,512</b>
2027 Projected Population	28,676	89,037	163,269	64,519
2020 Census Population	29,364	90,953	166,649	66,048
2010 Census Population	28,694	87,401	159,623	63,671
<b>2022 Median Age</b>	<b>40.8</b>	<b>39.8</b>	<b>38.1</b>	<b>40.2</b>
<b>Households</b>				
2022 Estimated Households	13,633	40,651	71,123	29,990
2027 Projected Households	13,564	40,500	70,864	29,848
2020 Census Households	13,762	40,945	71,599	30,235
2010 Census Households	13,365	39,316	68,244	29,094
<b>Race and Ethnicity</b>				
2022 Estimated White	76.3%	70.5%	63.2%	72.5%
2022 Estimated Black or African American	11.9%	12.7%	17.4%	12.2%
2022 Estimated Asian or Pacific Islander	2.4%	5.2%	8.7%	4.6%
2022 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.5%	0.6%
2022 Estimated Other Races	8.9%	10.9%	10.2%	10.1%
2022 Estimated Hispanic	7.0%	10.0%	9.1%	9.0%
<b>Income</b>				
2022 Estimated Average Household Income	\$79,287	\$74,460	\$71,135	\$75,741
<b>2022 Estimated Median Household Income</b>	<b>\$63,370</b>	<b>\$60,235</b>	<b>\$57,978</b>	<b>\$61,637</b>
2022 Estimated Per Capita Income	\$37,173	\$33,581	\$30,756	\$34,729
<b>Education (Age 25+)</b>				
2022 Estimated High School Graduate	21.8%	23.8%	24.0%	23.0%
2022 Estimated Some College	17.2%	17.0%	17.9%	17.1%
2022 Estimated Associates Degree Only	11.0%	10.4%	10.4%	10.5%
2022 Estimated Bachelors Degree Only	26.1%	23.2%	22.1%	24.1%
2022 Estimated Graduate Degree	17.8%	17.4%	16.8%	17.5%
<b>2022 Estimated College Educated</b>	<b>72.1%</b>	<b>68.0%</b>	<b>67.2%</b>	<b>69.2%</b>
<b>Business</b>				
2022 Estimated Total Businesses	760	2,306	4,272	1,779
<b>2022 Estimated Total Employees</b>	<b>7,507</b>	<b>26,207</b>	<b>58,083</b>	<b>20,567</b>
2022 Estimated Employee Population per Business	9.9	11.4	13.6	11.6
2022 Estimated Residential Population per Business	38.3	39.2	38.8	36.8



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