

2,000+/- SF - 4,200+/- SF Office Space Available
 11075 Walden Avenue, Alden, NY 14004



OFFERING SUMMARY

Available SF:	2,000 - 4,200 SF
Lease Rate:	\$9.95 SF/yr (NNN)
Lot Size:	3.0 Acres
Year Built:	1964
Building Size:	33,440 SF
Renovated:	2000
Zoning:	M1 Industrial

PROPERTY OVERVIEW

4,200+/- SF of office space situated on 3+/- acres of land. 3 Phase Power Service. Built in 1964 original building gross square footage is approximately 33,000+/- SF. Lot Size 200' x 655'. Power is 750 AMP/480 volt. Paved parking for 100 cars +/-.

LOCATION OVERVIEW

Located on Walden Ave. in the Town of Alden. Less than 1/2 mile from the Town of Lancaster. Central to two exits (48a and 49) off the NYS Thruway - I-90. 9.4 miles or 17 minutes from the Buffalo Niagara International Airport. Walden Ave East from NYS Thruway (I-90). Cross Transit and Townline Roads which is just over the Town of Lancaster Border. Located at the corner of Commerce Drive.

PROPERTY HIGHLIGHTS

- Very Reasonably Priced
- Heavy Power Service
- 4,200+/- Square Foot Office Space
- Paved Parking
- Zoned M-1



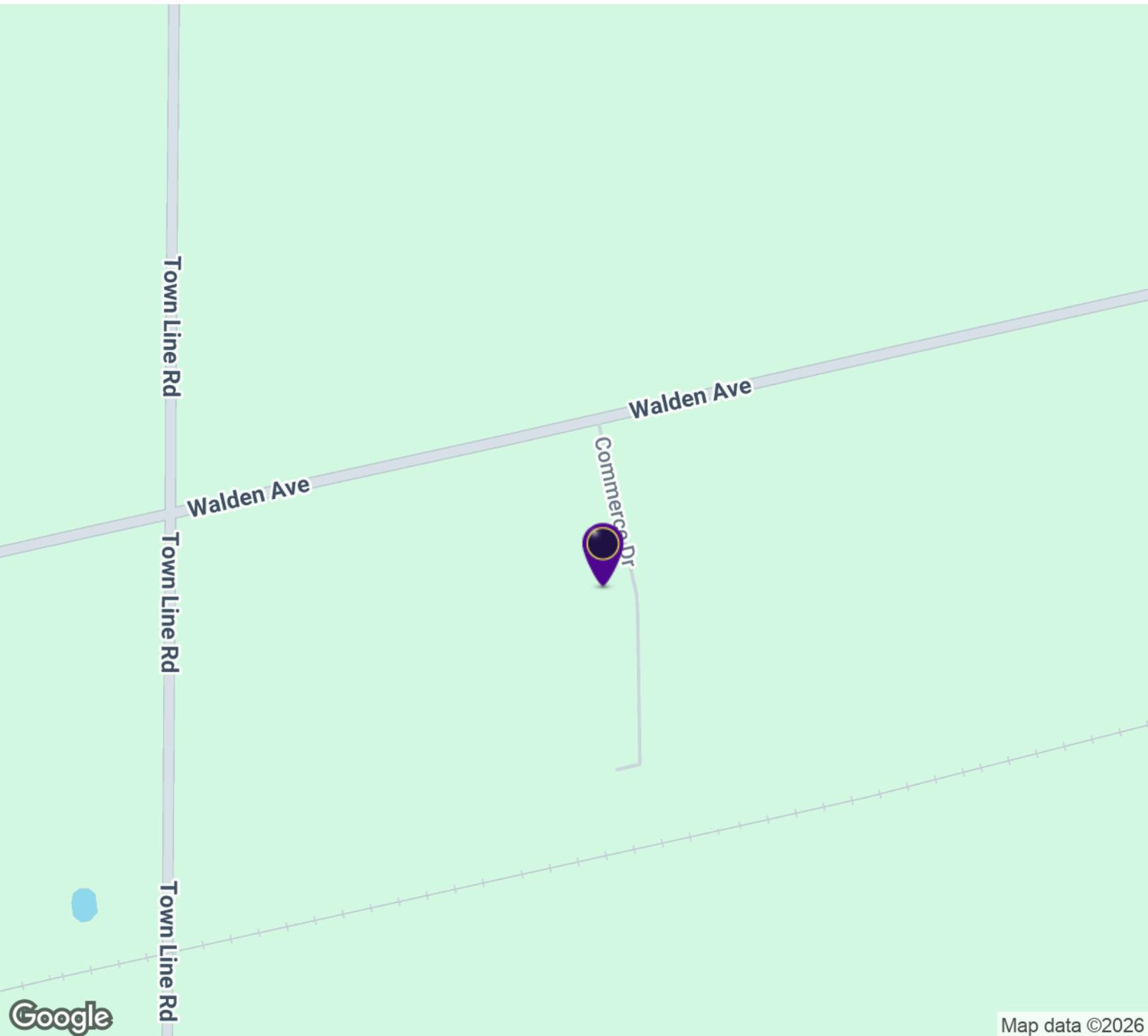
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LOCATION MAP

11075 Walden Ave - 2,000+/-SF - 4,200+/- SF Office Space Available

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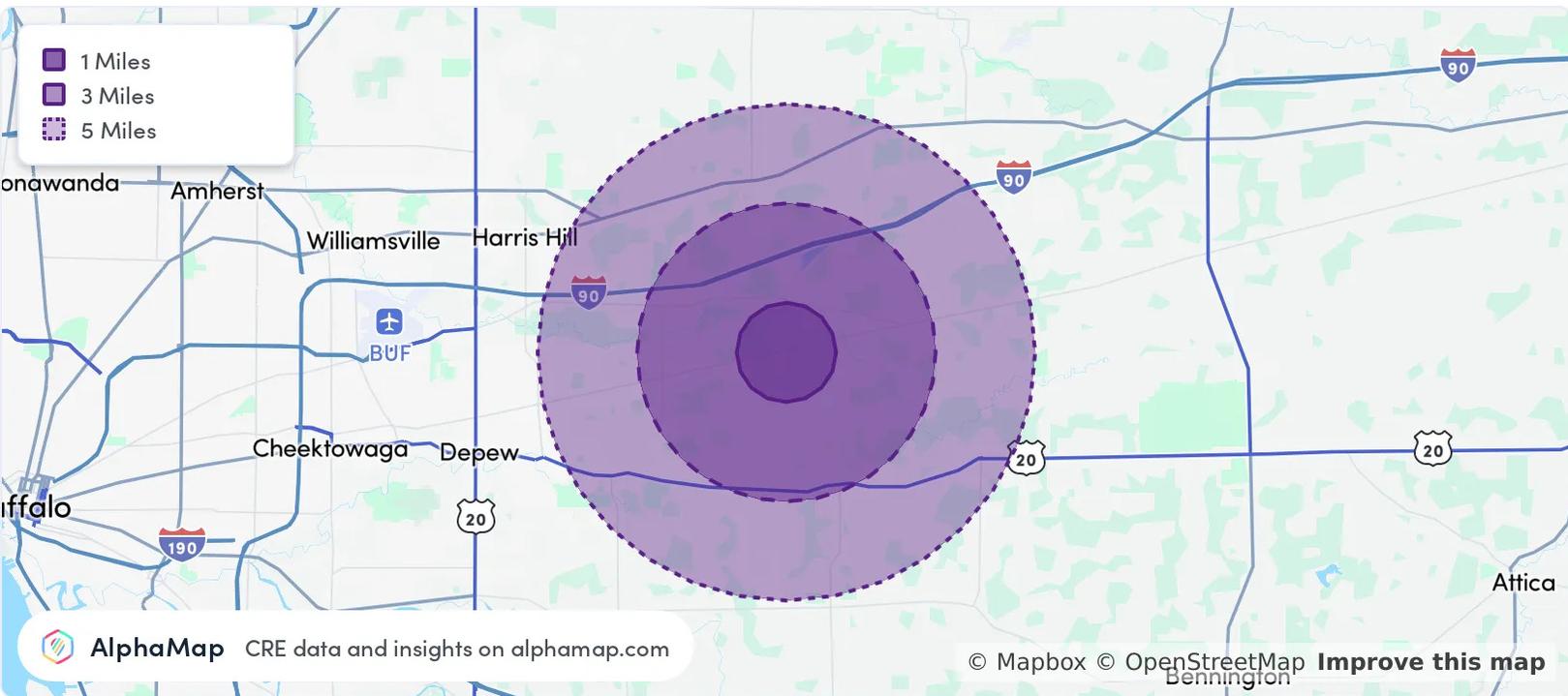
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AREA ANALYTICS

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	715	7,469	34,015
Average Age	45	47	46
Average Age (Male)	44	46	44
Average Age (Female)	52	51	48

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	189	2,582	13,529
Persons per HH	3.8	2.9	2.5
Average HH Income	\$76,129	\$89,638	\$110,302
Average House Value	\$260,597	\$292,828	\$338,863
Per Capita Income	\$20,033	\$30,909	\$44,120

Map and demographics data derived from AlphaMap



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