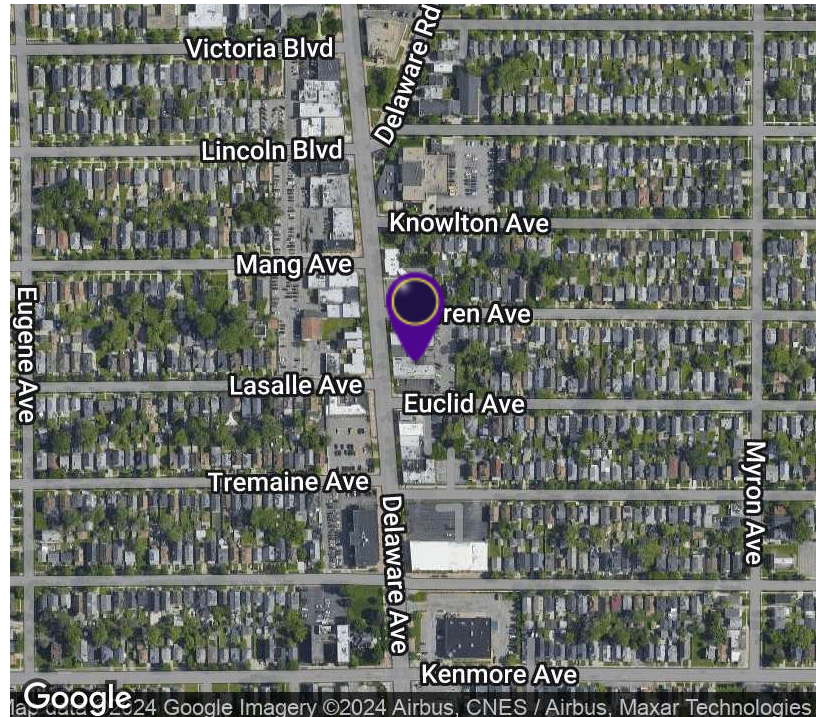


# Investment Opportunity

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

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

- Tenants include a Convenient Store and Smoothie restaurant
- Plenty of Parking along front of Plaza
- Village owned Parking Lot adjacent to the side of the plaza with access from both Euclid St. & Warren Ave.



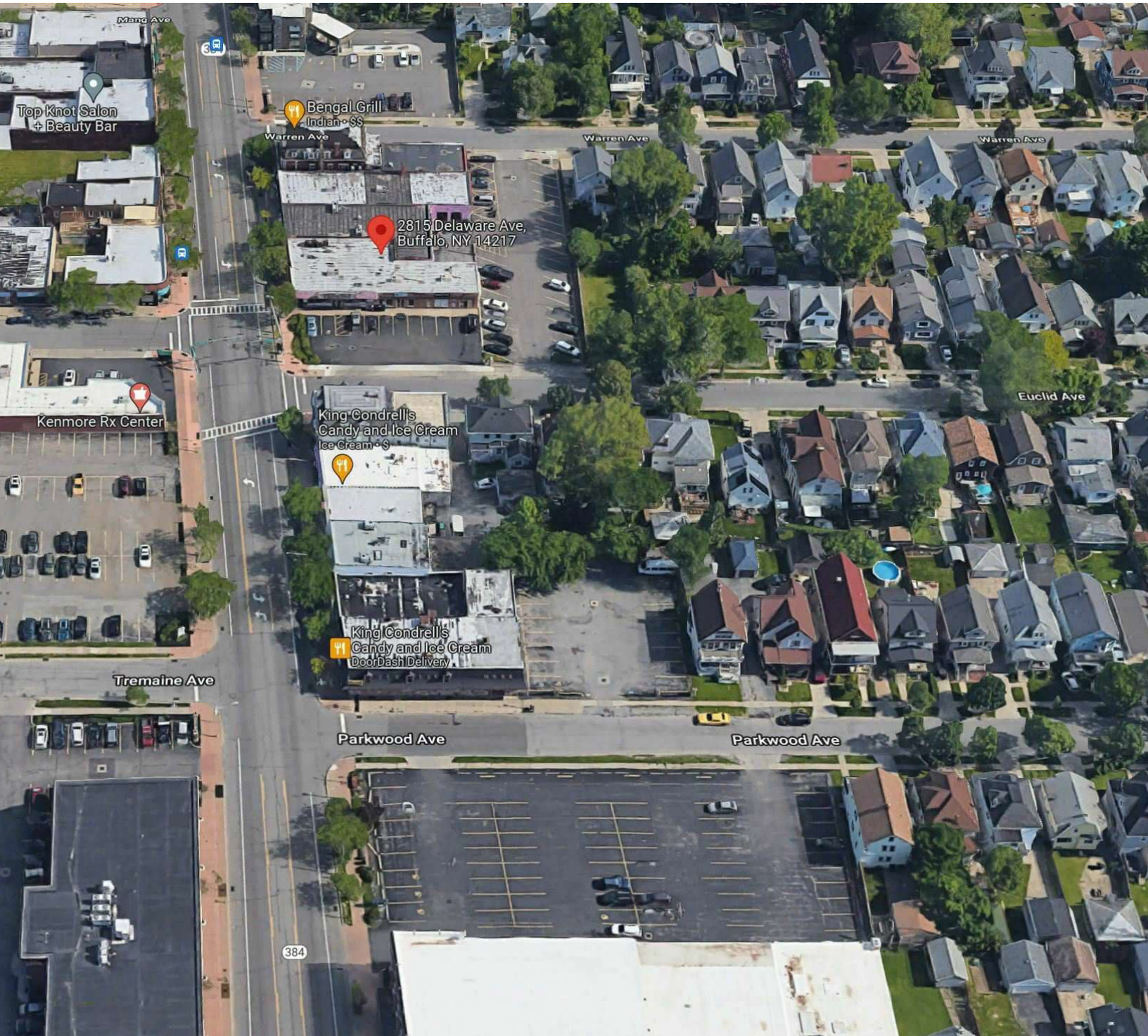
**RICK RECCKIO**  
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ADDITIONAL PHOTOS

# Investment Opportunity

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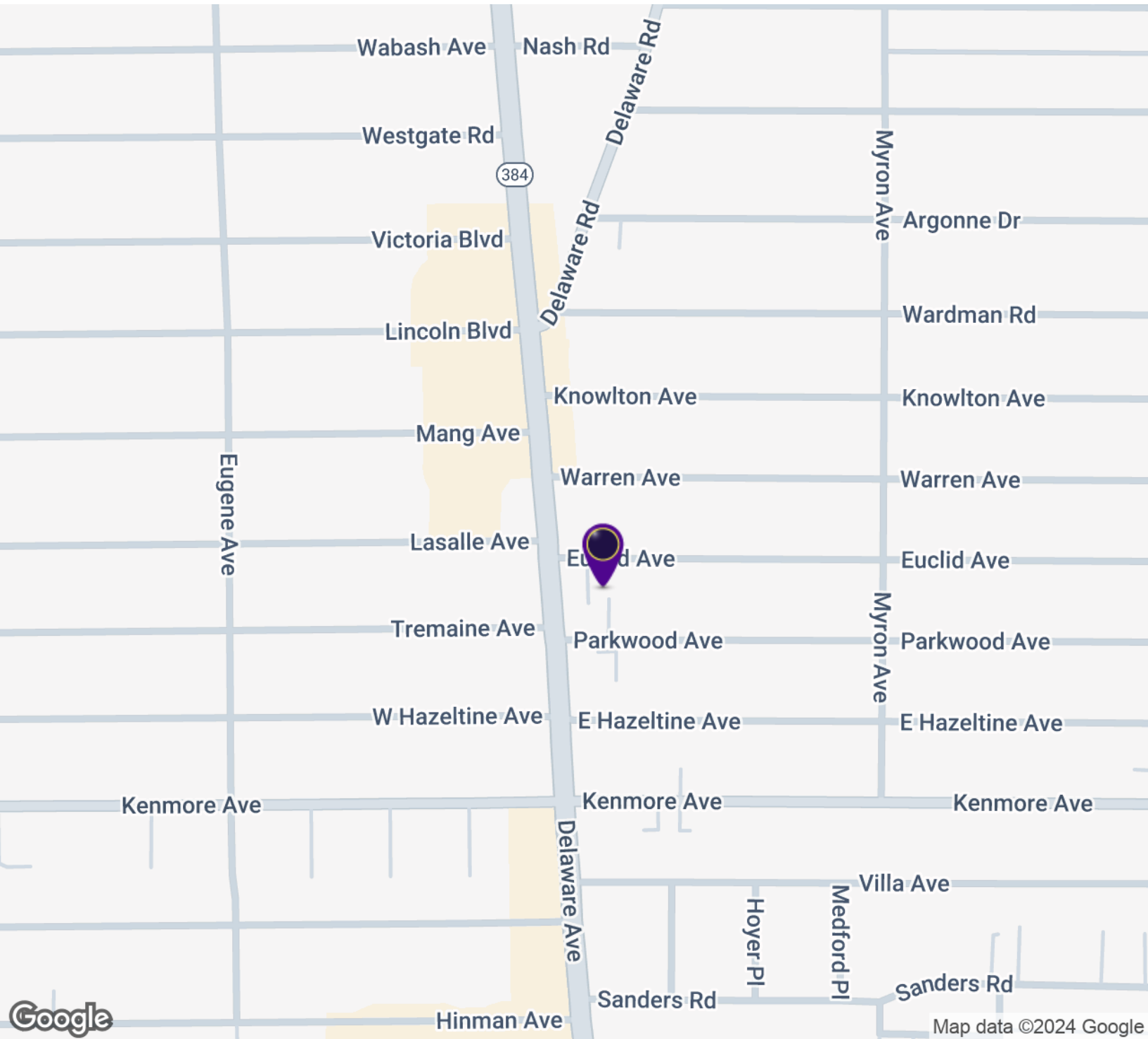


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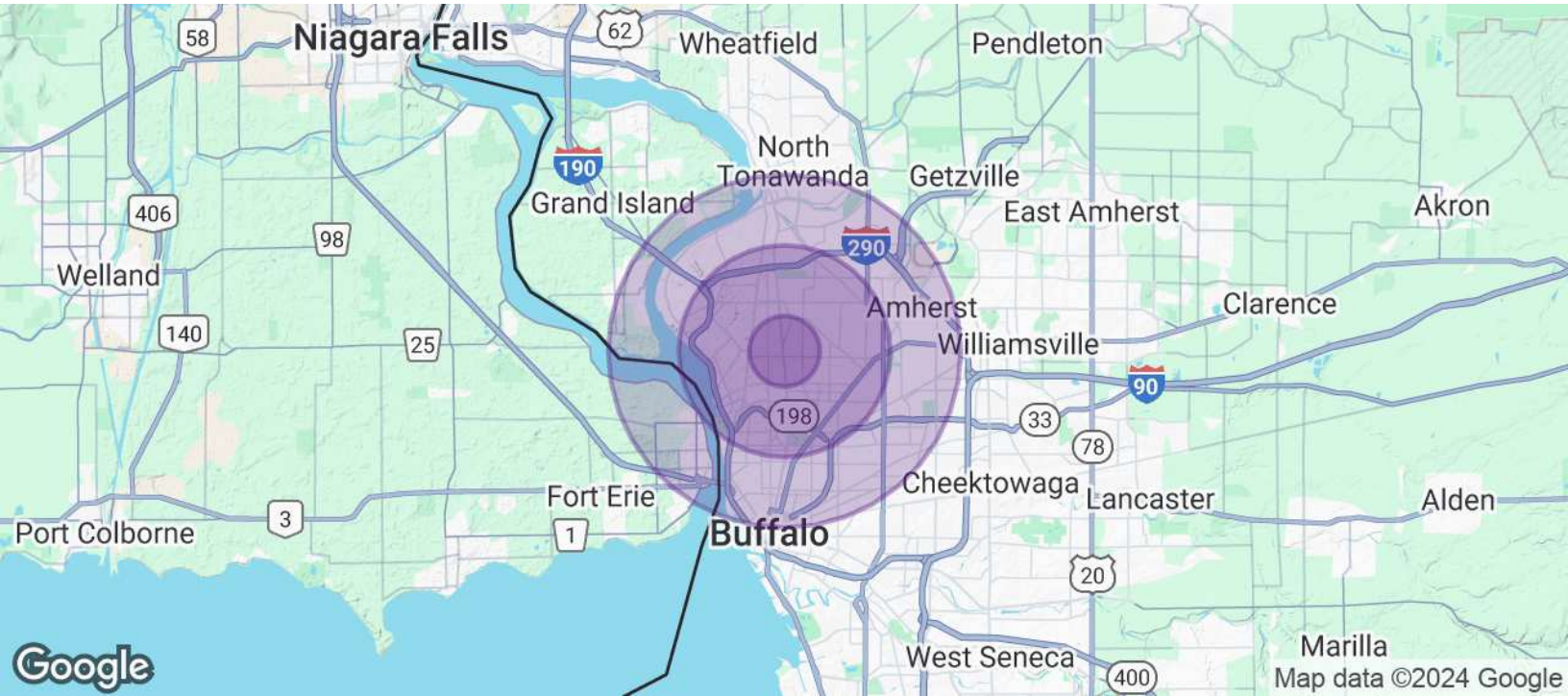


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	28,080	166,167	361,872
Average Age	41	39	39
Average Age (Male)	40	38	38
Average Age (Female)	43	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,378	72,228	157,190
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$91,756	\$81,759	\$77,024
Average House Value	\$260,353	\$262,552	\$263,194

\* Demographic data derived from 2020 ACS - US Census



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