



# 3116 Delaware Avenue

Kenmore, NY

Retail / For Lease

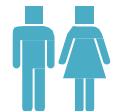
## FORMER SUPERCUTS AVAILABLE FOR LEASE

### BUILDING FEATURES

Total Available	1,696 ± Sq. Ft.
Parking	25 ± Spaces
Zoning	Restricted Business

### Property Highlights

- Retail opportunity available for lease
- Located in the Village of Kenmore
- Excellent visibility on Delaware Avenue
- Private, paved parking lot provides 25 ± spaces
- Location of former successful hair salon
- Proximate to many area amenities including local retail, restaurants, offices, pharmacies, car dealerships, and more
- Located less than one (1) mile south of Sheridan Drive and north of Kenmore Avenue
- Ideal for: national / local retail, salon / barbershop, office



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	25,636	149,731	335,378
Average Household Income	\$78,036	\$66,857	\$64,392

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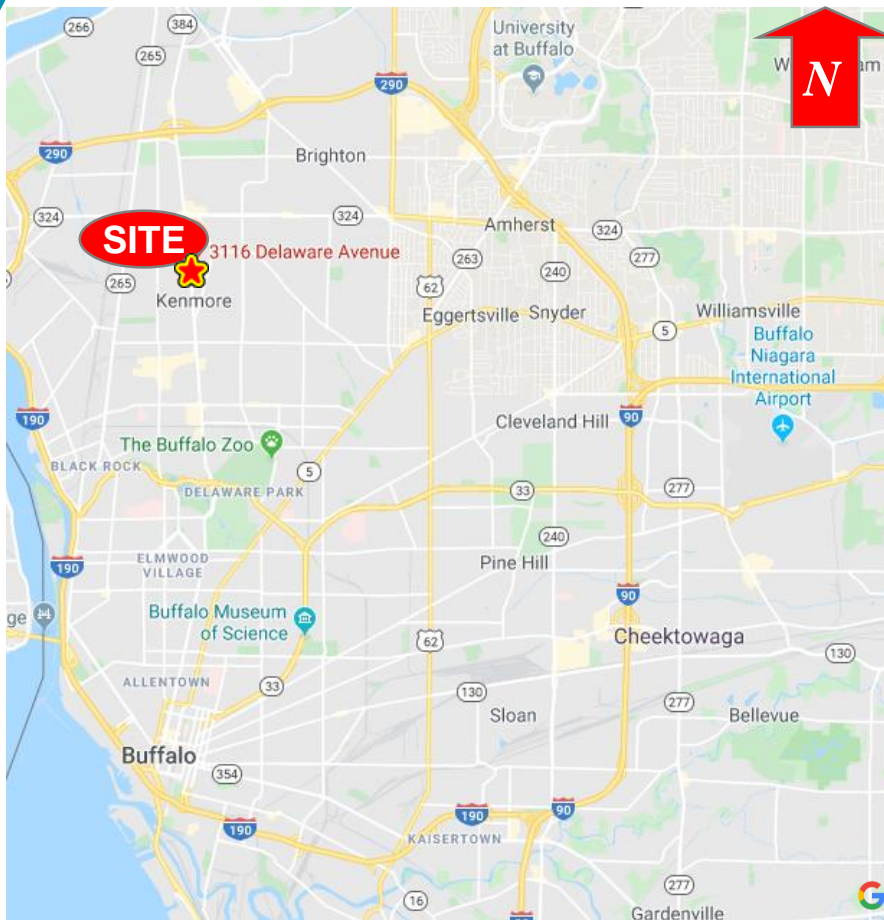
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Location Map



Aerial

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