

FOR SALE

3640 Delaware Avenue Tonawanda, New York



DEVELOPMENT OPPORTUNITY!

22,776 SF of free standing current supermarket available. Current tenant lease term to 12/13/2020 affords purchaser an opportunity to negotiate a continuation of supermarket use or redefine alternatives under the site's broad C General Business, and encompassing C-2 Restricted Business and M-F Multi-Family Dwelling zoning. Building and lot stretch a whole block (Colonial Avenue to Coventry Road), two blocks north of Sheridan Drive (NY 324) and less than one mile south of I-290 access.

PROPERTY OVERVIEW

Lot Size	1.26 acres
Total SF	22,776 +/- SF
Year Built	1941
Stories	1
Traffic Count	22,450 ADT
Parking	70 Spaces

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	15,694	130,130	290,754
Total Households	7,223	58,767	122,891
Median Annual Income	\$56,418	\$52,118	\$49,714



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LOCATION MAP

- 1 – Metro by T-Mobile
- 2 – M & T Bank
- 3 – TOPS Friendly Markets
- 4 – Verizon Wireless
- 5 – Bank of America
- 6 – Walgreens
- 7 – Burger King
- 8 – Northwest Bank
- 9 – UPS Store
- 10 – Mighty Taco
- 11 – ALDI
- 12 – Tim Hortons
- 13 – Chipotle Mexican Grill
- 14 – Fedex Print & Ship
- 15 – CVS
- 16 – McDonalds
- 17 – Citizens Bank
- 18 – Valvoline Oil Change
- 19 – Advance Auto Parts



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