

2,416 SF RETAIL / OFFICE FOR LEASE

RECENTLY RENOVATED MIXED-USE PROPERTY

BUILDING FEATURES	
Total Building Size	5,772 ± Sq. Ft.
Total Available	741 – 2,416 ± Sq. Ft.
Lot Size	0.50 ± Acres
Zoning	C1-R2

Property Highlights

- Recently renovated mixed-use property available for lease
- First floor retail / office space
- Abundant parking on-site
- Rare opportunity in a tight retail market
- Excellent opportunity for boutique retail
- Located in the Village of Lancaster near the corner of Central Avenue and Walden Avenue
- Area amenities include: big box retail, area retail, restaurants, healthcare services, fast food, banks, and more
- Ideal for: salon/barber, boutique shop, tattoo studio, insurance office



For more information, contact:

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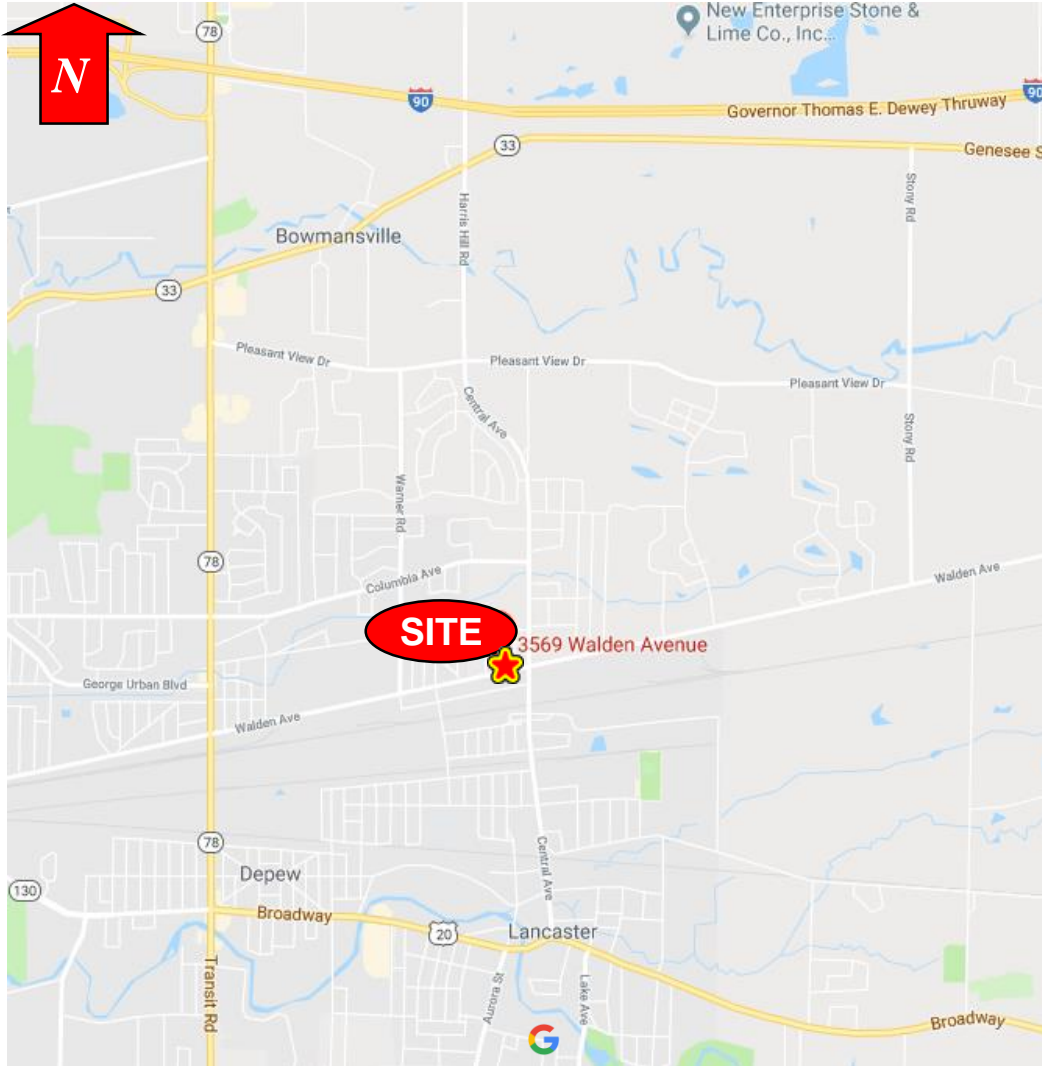
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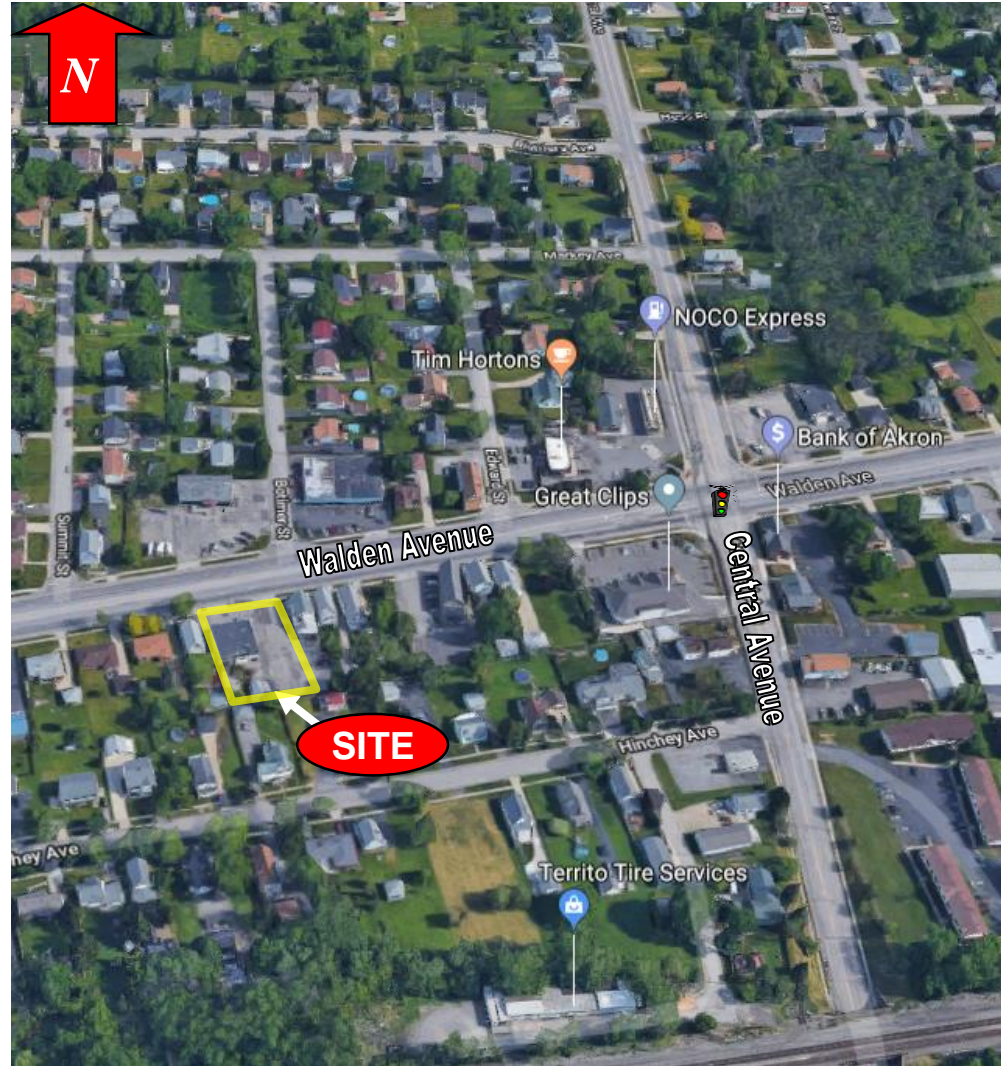
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	9,472	52,387	122,890
Average Household Income	\$69,925	\$81,113	\$82,056

TRAFFIC COUNTS	
Transit Road	27,721 AADT
Walden Avenue	22,365 AADT

**FOR LEASE**  
**3569 Walden Avenue**  
Lancaster, New York



Location Map



Aerial