

# FOR LEASE 3569 Walden Avenue

Lancaster, New York

### 2,416 SF RETAIL / OFFICE FOR LEASE

| BUILDING FEATURES   |                              |
|---------------------|------------------------------|
| Total Building Size | 5,772 <u>+</u> Sq. Ft.       |
| Total Available     | 741 – 2,416 <u>+</u> Sq. Ft. |
| Lot Size            | 0.50 <u>+</u> Acres          |
| Zoning              | C1-R2                        |

### **Property Highlights**

- Recently renovated mixeduse 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



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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 |

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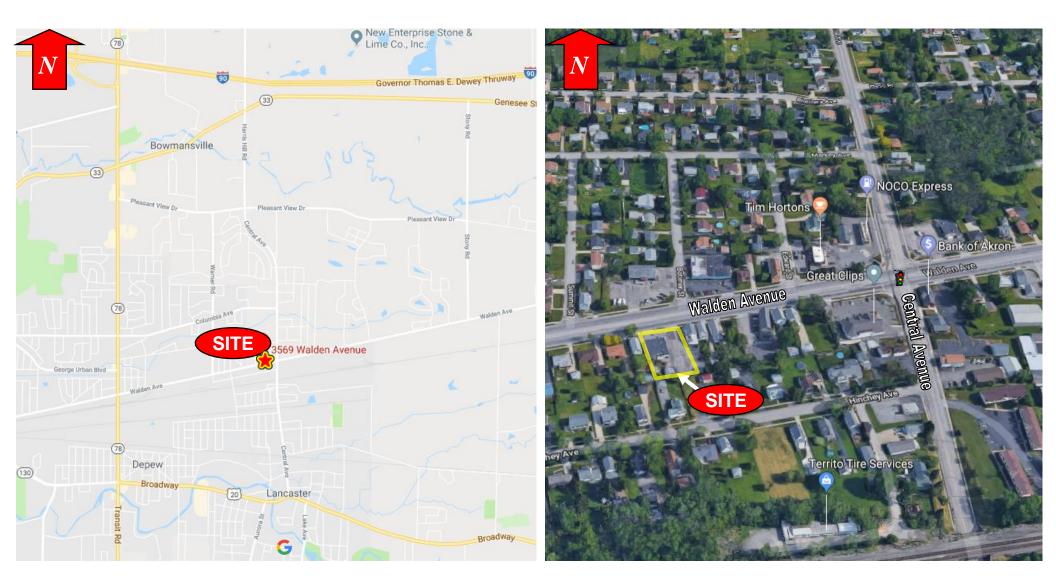
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#### **RECENTLY RENOVATED MIXED-USE PROPERTY**



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Location Map

Aerial

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