

## 2,468 SF OFFICE FOR LEASE

## OFFICE SPACE AVAILABLE FOR LEASE

### BUILDING FEATURES

Total Building Size	7,404 ± Sq. Ft.
Total Available	2,468 ± Sq. Ft. (2nd Floor)
Parking	Municipal
Lot size	.07 ± Acres

### Property Highlights

- Below market office space available for lease
- 2,468 ± Sq. Ft. second floor office available in a 7,404 ± Sq. Ft. building
- First floor bank branch
- Built in 1930
- Municipal parking lot
- Located in the Village of Kenmore at the Delaware Avenue Retail Corridor
- Area amenities include: grocery stores, restaurants, area retail, medical offices
- Ideal for: professional office user, architect, engineer, real estate

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### DEMOGRAPHICS

### 3 MILE

### 5 MILE

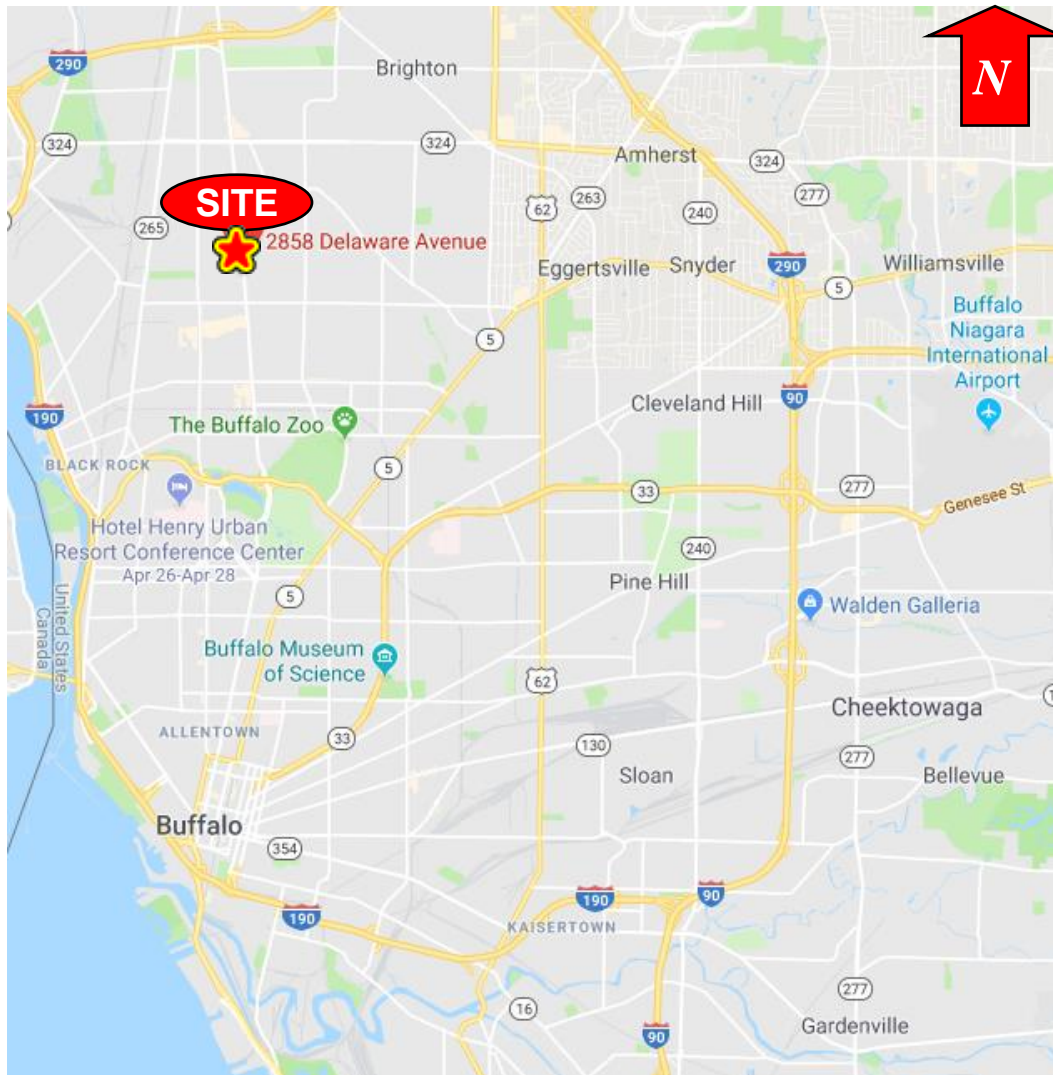
### 10 MILE

Population	28,700	160,892	343,887
Average Household Income	\$66,371	\$62,492	\$59,618

FOR LEASE

2858 Delaware Avenue

Kenmore, New York



Location Map



Aerial