

2760-2780 Delaware Avenue

Village of Kenmore, New York



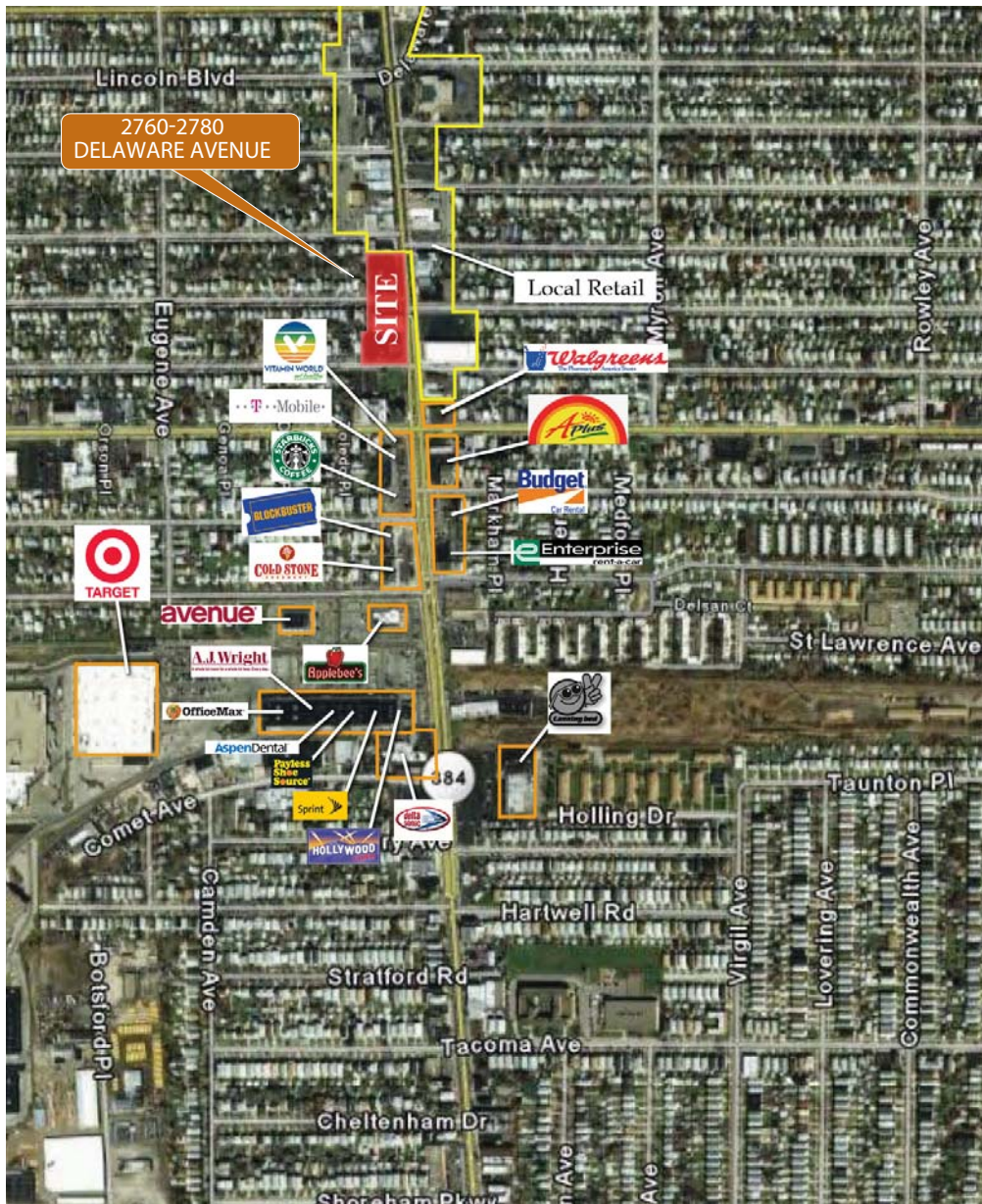
Demographics			
	POPULATION	HOUSEHOLDS	AVG. HH INCOME
1 MILE	27,284	12,833	\$57,423
3 MILES	154,128	67,603	\$57,404
5 MILES	339,712	150,854	\$55,890
ANNUAL AVERAGE DAILY TRAFFIC		17,769	

Mixed-Use Space Available for Lease

For more information, please contact Eric Eisenried, our Director of Leasing, at 716.633.2096 or emeisenried@iskalo.com, or visit www.iskalo.com.



2760-2780 Delaware Avenue, Kenmore, New York



Now open, 2760-2780 Delaware is a 21,000 square foot, mixed-use building on Delaware Avenue in the Village of Kenmore. The building houses first floor retail space with medical and professional offices on the second floor, and a few prime suites are still available for lease.

Located one block north of Kenmore Avenue at the Buffalo City Line, 2780 Delaware was designed in the traditional "village" context, with the building positioned "street-side" for maximum visibility and the majority of its on-site parking in the rear.

Delaware Avenue is a major north-south corridor connecting Buffalo to its primary northern suburbs, and is recognized as one of the region's most prestigious and "in-demand" addresses. The area of the project enjoys high population density and traffic counts. It is also within an area of concentrated retail and restaurant activity including both local and national brands such as Target, Office Max, Walgreens and Applebee's.

