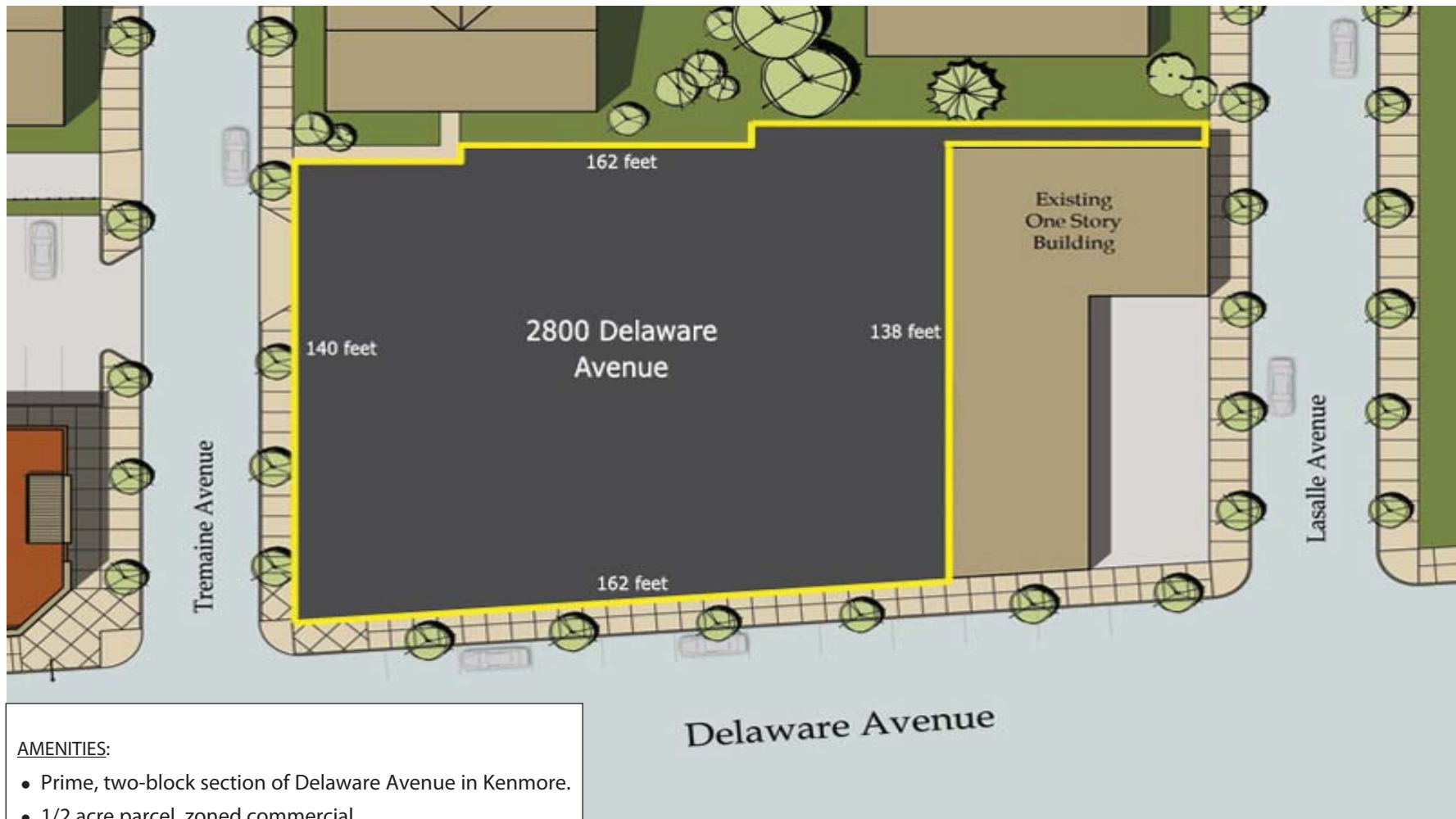


## 2800 Delaware Avenue Village of Kenmore, New York



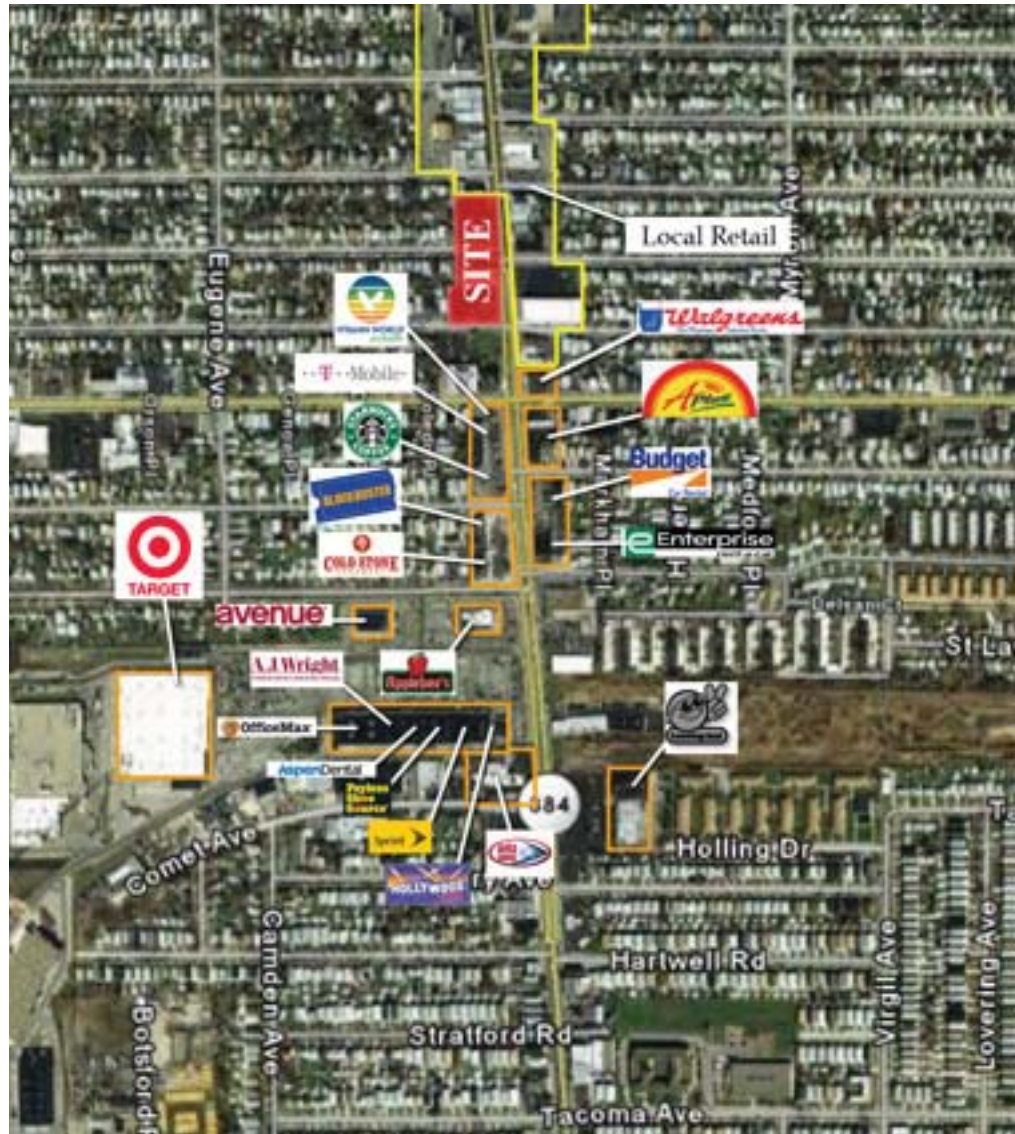
### AMENITIES:

- Prime, two-block section of Delaware Avenue in Kenmore.
- 1/2 acre parcel, zoned commercial.
- Area enjoys high population density and traffic counts.
- Highly concentrated area of retail and restaurant activity.

**Build to suit property available**

For additional information, please call Eric Eisenried at 716.633.2096 or visit [www.iskalo.com](http://www.iskalo.com).

## 2800 Delaware Avenue, Kenmore, New York



Iskalo Development acquired the former Kane Doyle Jeep dealership, which is located on a prime, two-block section of Delaware Avenue in the Village of Kenmore, New York, one block north of the Buffalo city line.

Demolition of the former dealership was completed in the fall of 2009, and Iskalo has commenced development of a mixed-use project designed in the traditional "village" context on the south block. The north block at 2800 Delaware Avenue, located between Tremaine and LaSalle Streets, is available for development on a build-to-suit-lease arrangement. The parcel is just over a 1/2 acre in size and is zoned commercial.

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.

