

## 2800 Delaware Avenue Village of Kenmore, New York



### AMENITIES:

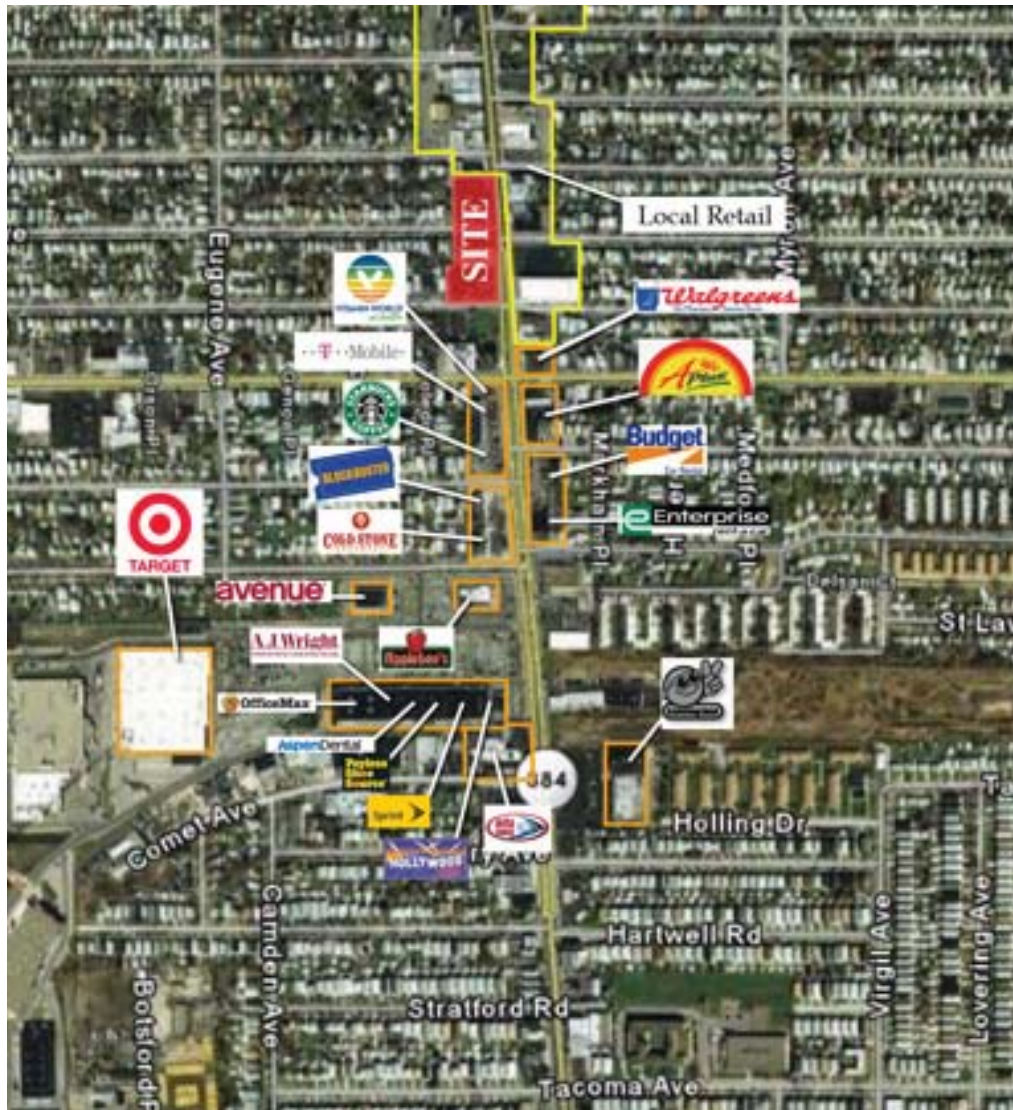
- Prime, two-block section of Delaware Avenue in Kenmore.
- 1/2 acre parcel, zoned commercial.
- Area enjoys high population density and traffic counts.
- Highly concentrated area of retail and restaurant activity.

**Build to suit property available**

For more information, please contact Eric Eisenried, our Director of Leasing, at 716.633.2096 or [emeisenried@iskalo.com](mailto:emeisenried@iskalo.com), or visit [www.iskalo.com](http://www.iskalo.com).



## 2800 Delaware Avenue, Kenmore, New York



Available on a build-to-suit basis, the highly visible corner parcel at 2800 Delaware is located on a prime section of Delaware Avenue in the Village of Kenmore, New York, one block north of the Buffalo city line.

Demolition of the former building was completed in the fall of 2009, and Iskalo Development recently completed development of a 21,000 square foot mixed-use project designed in the traditional "village" context on the adjacent, south block at 2780 Delaware Avenue. The north block at 2800 Delaware Avenue, located between Tremaine and LaSalle Streets, is available for development on a build-to-suit basis. 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.

