

# 3107 DELAWARE AVE

3107 Delaware Ave  
Kenmore, NY 14217



RETAIL PROPERTY FOR LEASE



**Joseph Jacobi Jr.**

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## PROPERTY DESCRIPTION

Left side of building is available for lease

## LOCATION DESCRIPTION

The available building is located in the heart of the Village of Kenmore. Boasting some of the highest density in the United States, the Village of Kenmore offers a large population group within a short drive or walk. Additionally, this commercial corridor is heavily populated with local businesses.

## PROPERTY HIGHLIGHTS

- 2,773 SF Space
- Off street parking
- Two curb cuts, one on Delaware, one on Delwood
- \$1.91/SF NNN

SPACES	LEASE RATE	SIZE (SF)
Available Space	Negotiable	2,773



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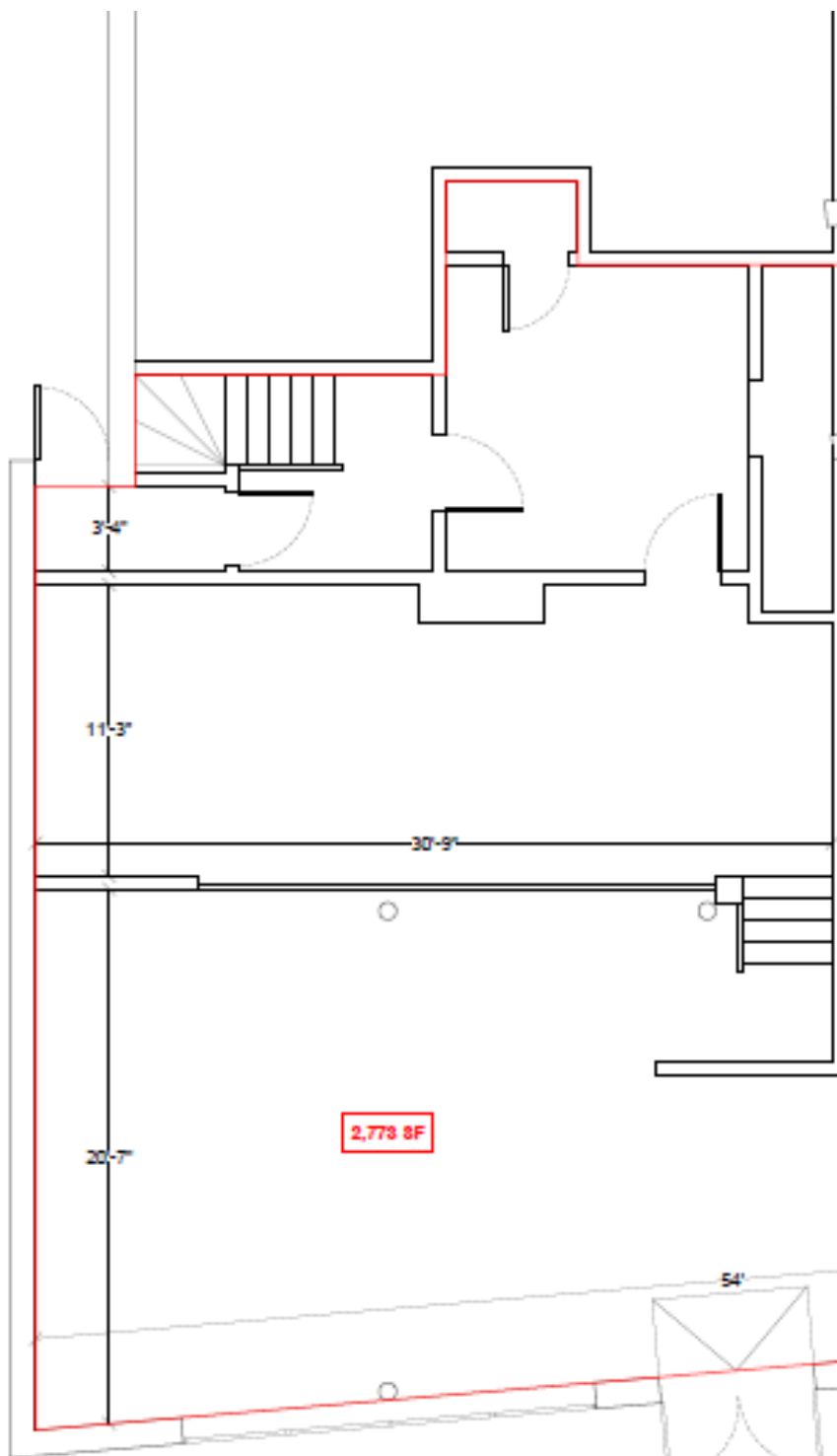
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DEMOGRAPHICS	1 MI	2 MI	3 MI	5 MIN
<b>Population</b>				
<b>2022 Estimated Population</b>	<b>26,115</b>	<b>82,663</b>	<b>155,396</b>	<b>53,890</b>
2027 Projected Population	25,704	81,456	153,206	53,037
2020 Census Population	26,445	83,213	156,650	54,403
2010 Census Population	26,562	80,903	151,171	54,167
<b>2022 Median Age</b>	<b>43.3</b>	<b>40.6</b>	<b>39.3</b>	<b>42.7</b>
<b>Households</b>				
2022 Estimated Households	12,353	37,547	67,684	24,980
2027 Projected Households	12,286	37,389	67,423	24,839
2020 Census Households	12,533	37,791	68,208	25,236
2010 Census Households	12,425	36,544	65,444	24,793
<b>Race and Ethnicity</b>				
2022 Estimated White	81.7%	73.3%	67.2%	78.3%
2022 Estimated Black or African American	8.0%	11.6%	14.1%	9.4%
2022 Estimated Asian or Pacific Islander	2.1%	4.3%	8.2%	3.0%
2022 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.5%	0.6%
2022 Estimated Other Races	7.6%	10.2%	10.0%	8.7%
2022 Estimated Hispanic	5.9%	9.0%	8.8%	7.0%
<b>Income</b>				
2022 Estimated Average Household Income	\$82,591	\$73,633	\$72,202	\$77,975
<b>2022 Estimated Median Household Income</b>	<b>\$65,337</b>	<b>\$60,923</b>	<b>\$58,592</b>	<b>\$63,772</b>
2022 Estimated Per Capita Income	\$39,146	\$33,509	\$31,634	\$36,217
<b>Education (Age 25+)</b>				
2022 Estimated High School Graduate	22.5%	24.5%	24.7%	24.7%
2022 Estimated Some College	17.6%	17.3%	18.0%	17.5%
2022 Estimated Associates Degree Only	11.3%	10.7%	10.6%	10.9%
2022 Estimated Bachelors Degree Only	23.8%	23.1%	22.3%	23.7%
2022 Estimated Graduate Degree	19.0%	16.5%	16.2%	17.1%
<b>2022 Estimated College Educated</b>	<b>71.7%</b>	<b>67.6%</b>	<b>67.1%</b>	<b>69.2%</b>
<b>Business</b>				
2022 Estimated Total Businesses	744	2,208	4,221	1,472
<b>2022 Estimated Total Employees</b>	<b>7,728</b>	<b>26,743</b>	<b>58,321</b>	<b>17,940</b>
2022 Estimated Employee Population per Business	10.4	12.1	13.8	12.2
2022 Estimated Residential Population per Business	35.1	37.4	36.8	36.6



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