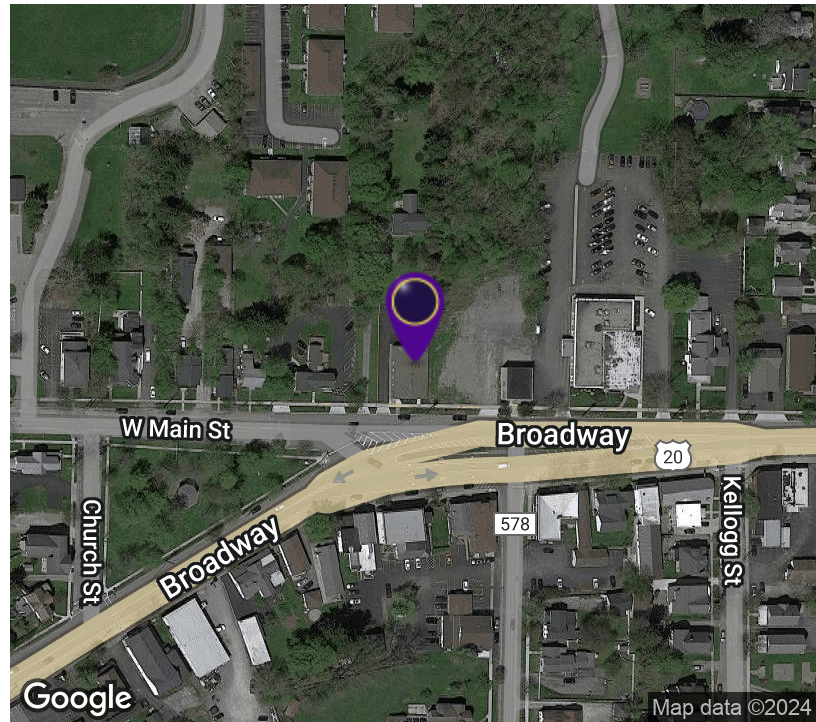


4,050+/- SF RETAIL SPACE

13186 Broadway St, Alden, NY 14004



OFFERING SUMMARY

Available SF:	4,050 SF
Lease Rate:	\$1,750.00 per month (MG)
Lot Size:	0.32 Acres
Year Built:	1970
Building Size:	4,050 SF
Renovated:	2022
Zoning:	464 - Commercial

PROPERTY OVERVIEW

This 4050+/- square foot freestanding brick building is currently available for lease. Approximately 1750 SF of office/retail space is move-in ready ideal for any professional office user, retail business, or administrative/executive office. Located in Downtown Alden right off of Broadway, this property is centrally located to all of the local shops, restaurants, businesses, and major axis roots. Parking for this property can be located both add the street or in the rear parking lot of the building. This space is currently designed with three private offices, a common waiting area with a break room and conference room, two private bathrooms, and multiple storage spaces. Additionally, there is a loading dock located in the rear of the building which makes any shipping and receiving easier and or adaptability for any business usage. This property was recently renovated and is turnkey ready, including executive furniture available to be negotiated in the lease agreement. The tenant is available to pay base rent as well as gas and utilities, the landlord is responsible for electric, water, and property taxes. This property is also available for sale call listing broker for more details.



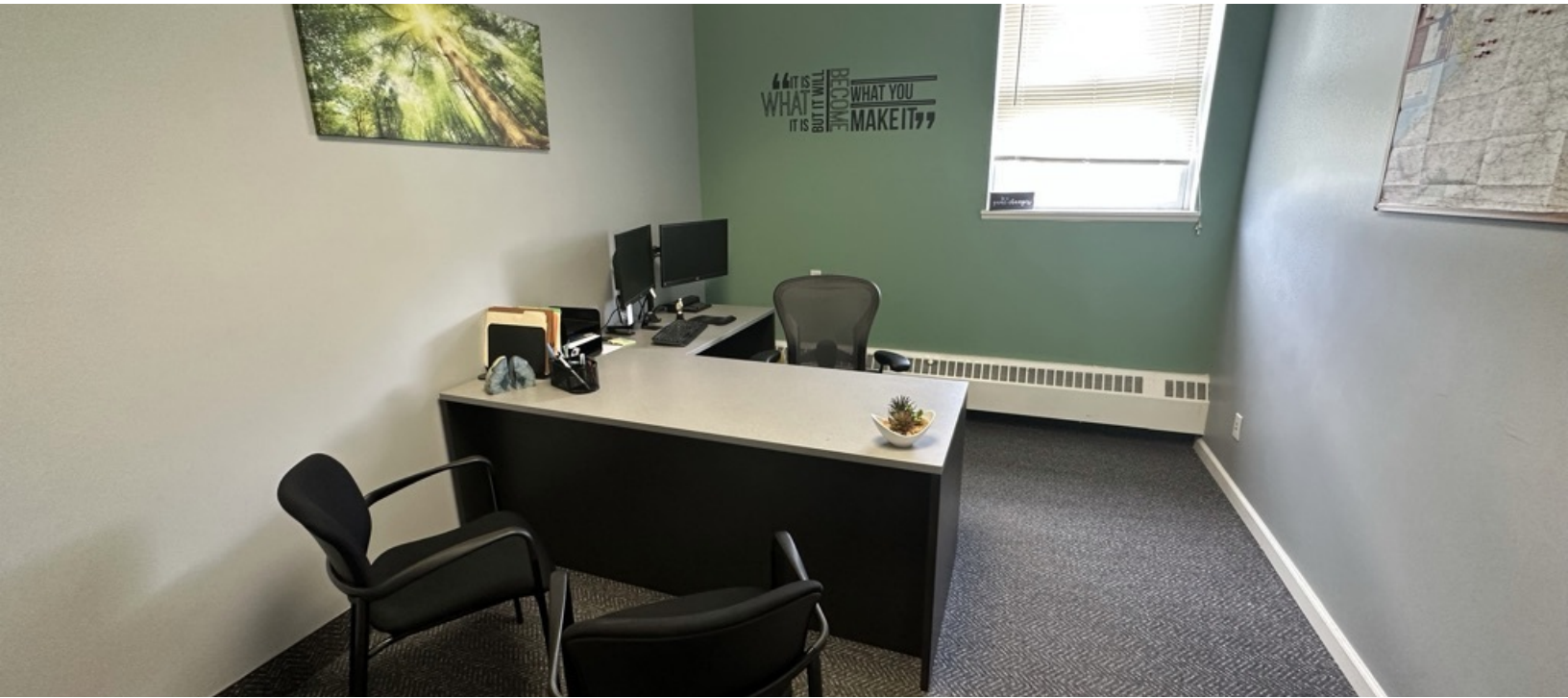
RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

PROPERTY SUMMARY

4,050+/- SF RETAIL SPACE

13186 Broadway St, Alden, NY 14004



LOCATION DESCRIPTION

Located in Downtown Alden on the main street of town, this centrally

located property is easily accessible to Route 20 & 77 and New York State I-90. Close proximity to Darien Lake and Six Flags Darien Lake, to the east and Lancaster/Depew to the west

PROPERTY HIGHLIGHTS

- 4,050+/- SF Office/Retail Space
- 3 Private Offices
- Loading Dock in Rear Lot
- Ample Parking
- Centrally located downtown Alden
- Recently Renovated
- Furniture Negotiable

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
--------------	------------	-----------	--------

Total Households	89	355	1,153
Total Population	195	775	2,517
Average HH Income	\$68,299	\$67,451	\$65,530



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

4,050+/- SF RETAIL SPACE

13186 Broadway St, Alden, NY 14004



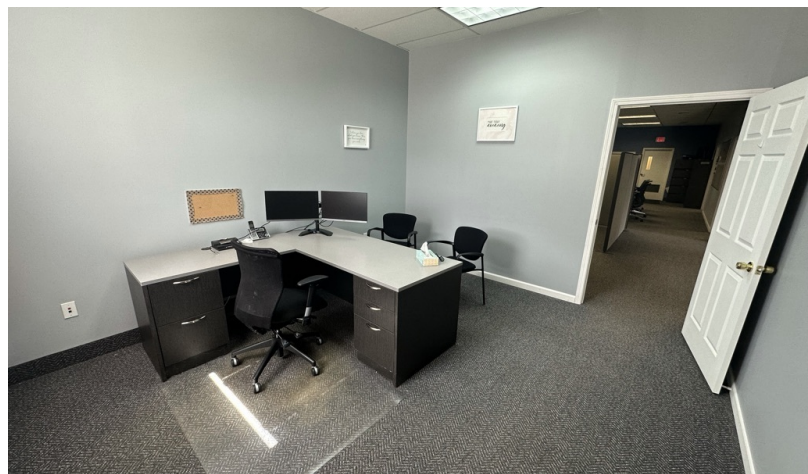
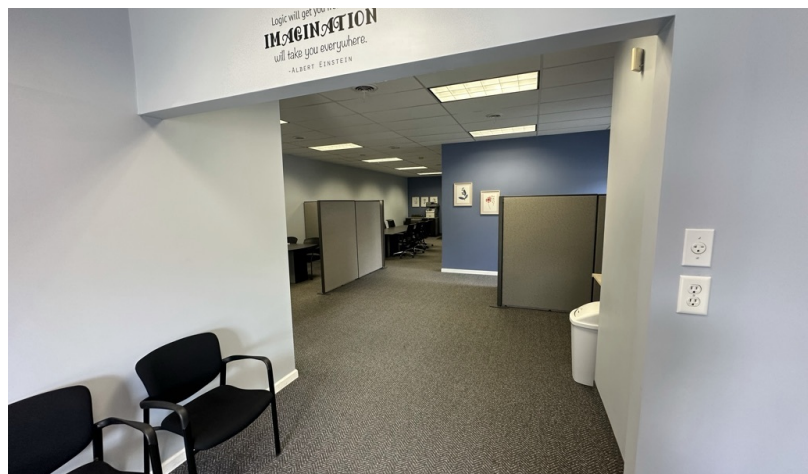
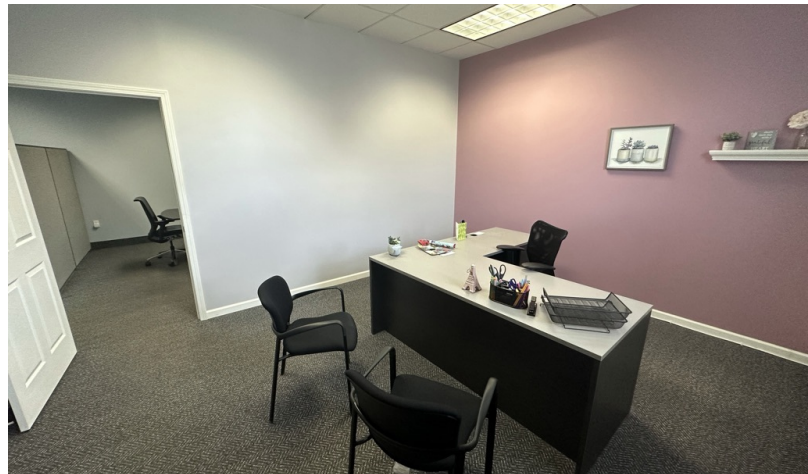
RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

4,050+/- SF RETAIL SPACE

13186 Broadway St, Alden, NY 14004



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

4,050+/- SF RETAIL SPACE

13186 Broadway St, Alden, NY 14004



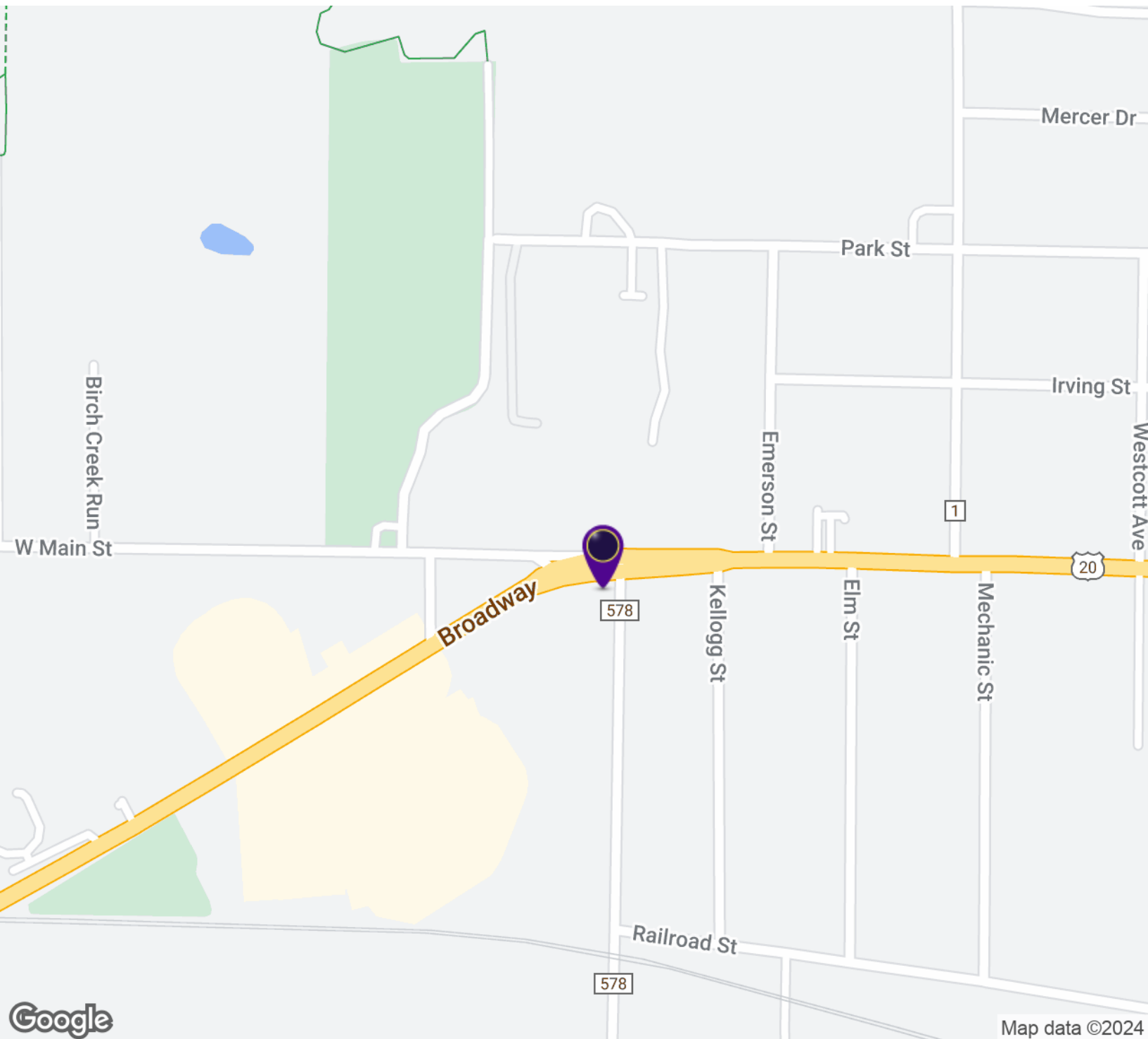
RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

LOCATION MAP

4,050+/- SF RETAIL SPACE

13186 Broadway St, Alden, NY 14004

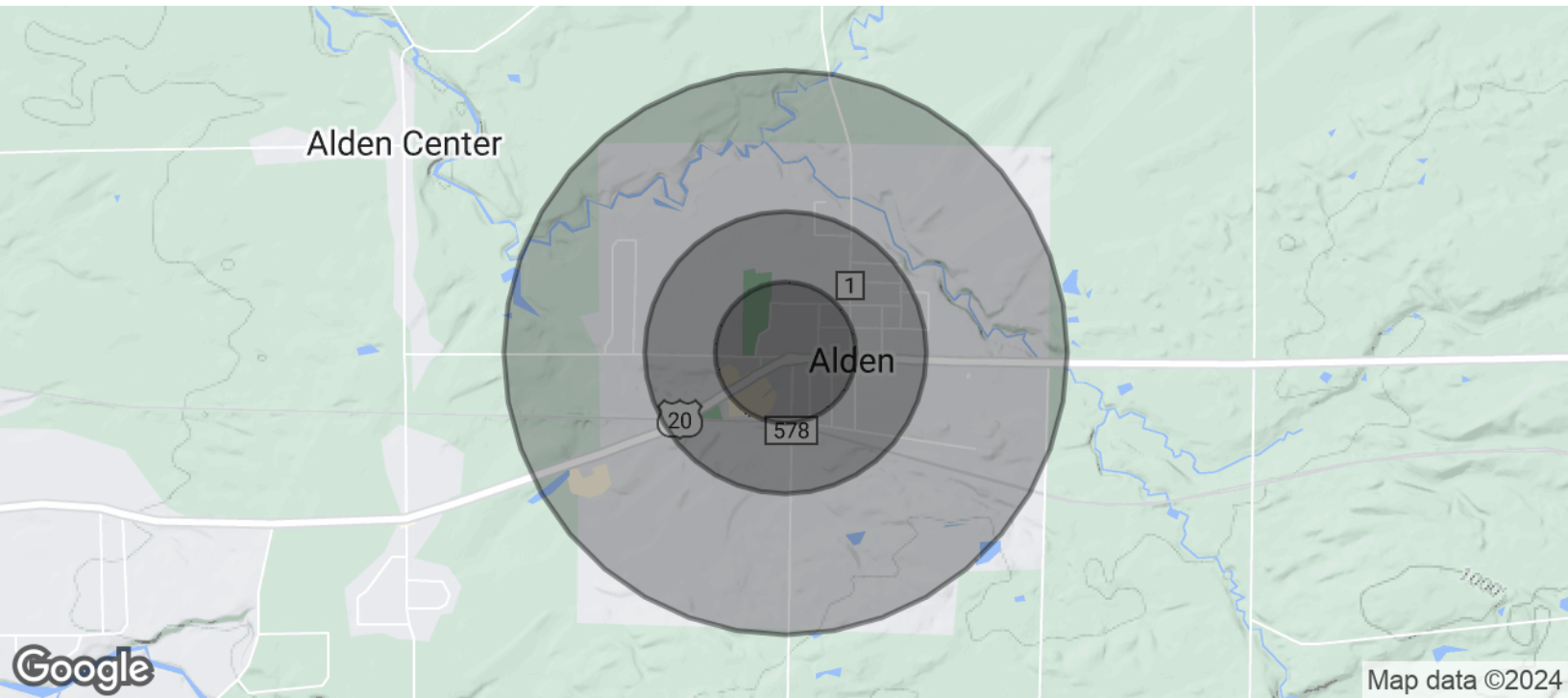


RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

4,050+/- SF RETAIL SPACE

13186 Broadway St, Alden, NY 14004



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	195	775	2,517
Average Age	40.0	39.8	39.6
Average Age (Male)	36.2	36.1	36.3
Average Age (Female)	44.6	44.3	43.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	89	355	1,153
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$68,299	\$67,451	\$65,530
Average House Value	\$152,179	\$150,288	\$149,776

2020 American Community Survey (ACS)



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com