

## Available Immediately- 8,000 sq. ft.+

3966 Walden Avenue, Lancaster, NY 14086



## **PROPERTY HIGHLIGHTS**

- 8,736 sq. ft. available immediately
- Zoned MFMU by the Town of Lancaster
- Large separate rooms with double doors give the ability to provide adjoining segmented or large group space
- All rooms have sinks
- Full kitchen on site
- Great visibility with 16,176 average vehicles per day
- Corner parcel
- · Landlord on site
- Building sub type- public school (administration; campus; dorms; instruction)
- \$15 per SF NNN





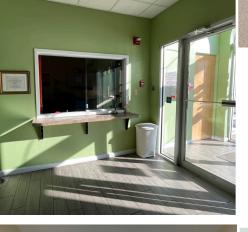
Alicia Wittman

## FOR LEASE

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POPULATION 91,247







DAYTIME EMPLOYEES 61,502



HOUSEHOLDS 37,832



AVERAGE HH INCOME \$93,380



344 Delaware Ave, Suite 200, Buffalo, NY 1420

