

FOR LEASE

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



344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Alicia Wittman
Associate Real Estate Broker

716.239.9001

AWittman@HannaCRE.com

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5 MILE
DEMOGRAPHICS



POPULATION
91,247



DAYTIME
EMPLOYEES
61,502



HOUSEHOLDS
37,832



AVERAGE HH
INCOME
\$93,380

HANNA
COMMERCIAL REAL ESTATE

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