

SHERIDAN DELAWARE PLAZA - 3600 & 3669 DELAWARE AVENUE

BENDERSON DEVELOPMENT

TONAWANDA, NEW YORK

RETAIL :: OFFICE :: INDUSTRIAL :: HOTEL :: RESIDENTIAL



:: PROPERTY LOCATION

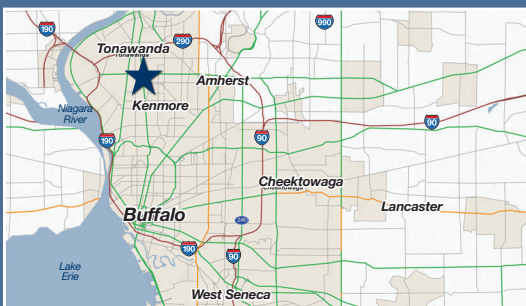
1692 Sheridan Drive
Tonawanda, NY 14223

:: PROPERTY INFORMATION

TYPE: Retail Strip Centers
GLA: 209,000 SF

:: TRAFFIC COUNTS

Sheridan Drive: 26,903 AADT
Delaware Avenue: 25,669 AADT



:: COORDINATES Latitude:

:: DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
POPULATION	138,787	305,292	474,860
HOUSEHOLDS	62,421	129,706	202,924
AVG. HH INCOME	\$ 64,812	\$ 65,505	\$ 66,221
5 YEAR GROWTH	8.1 %	9.6 %	9.9 %

2318-12.20

570 Delaware Avenue :: Buffalo, New York 14202
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BENDERSON



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:: PROPERTY HIGHLIGHTS

Sheridan Delaware Plaza is located just minutes from Youngmann Highway (I-290) Exit 1. Downtown Buffalo is ten minutes to the south and Amherst is five minutes to the east. Delaware Avenue is a major thoroughfare and receives a constant stream of traffic from I-290 and Sheridan Drive.

:: KEY TENANTS

