1.5 ACRE ALDI PARCEL ON WALDEN AVE.

1685 WALDEN AVE., CHEEKTOWAGA, NY 14043

HORN COMPANIES
Commercial Real Estate

DAVE HORNSTEIN
315.436.4733
davehornstein@gmail.com

HORN COMPANIES
220 Herald Place, Syracuse, NY 13202
315.436.4733 | horncompanies.com

LAND

FOR SALE

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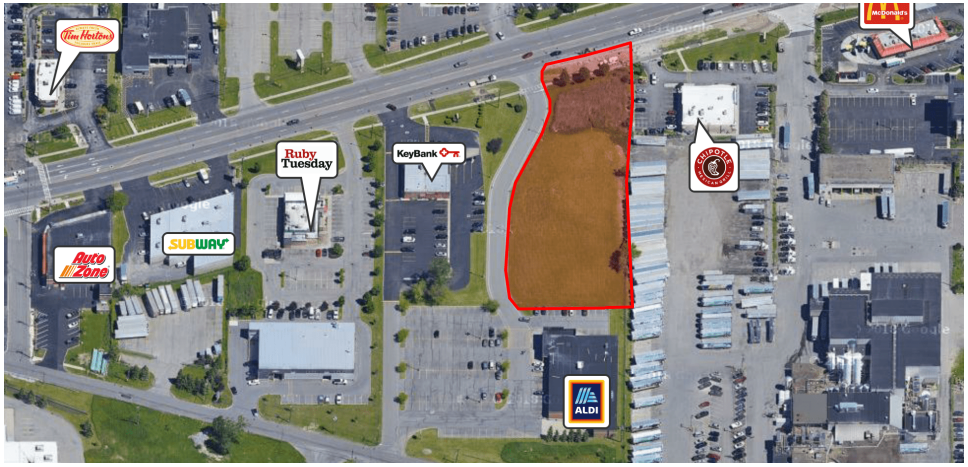

OFFERING SUMMARY

Sale Price:	$795,000
Lot Size:	1.5 Acres
Price / SF:	$12.17

PROPERTY OVERVIEW

1.5 Acres on Walden Ave. 215' of frontage with traffic light access. Infrastructure already in place

PROPERTY HIGHLIGHTS

- 1.5 Acres
- 215' Frontage
- Traffic Light Access
- ADT: 18,000
- Pad site ready to be built on

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,872	47,295	132,878
Total Population	6,530	111,915	316,271

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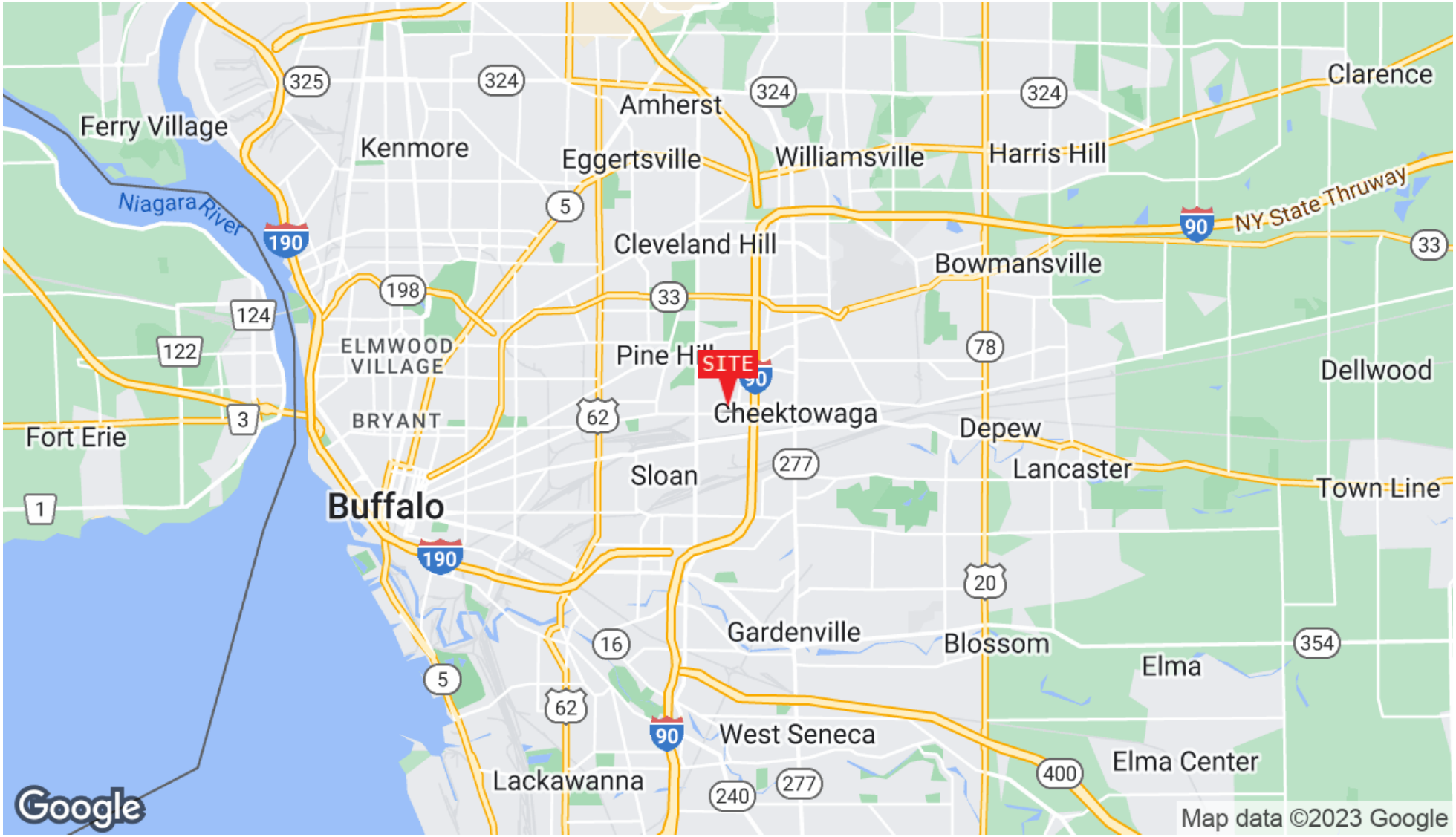

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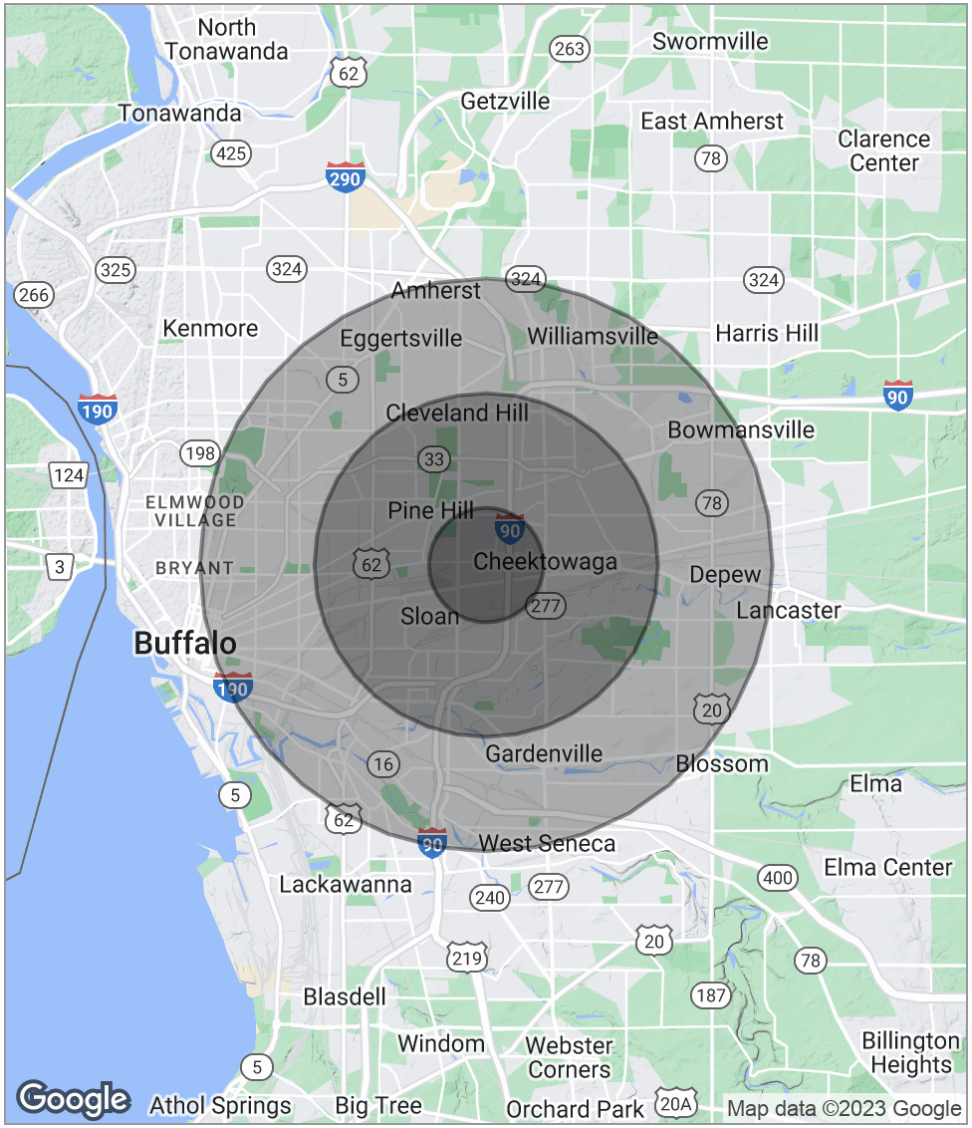

POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,530	111,915	316,271
Median age	42.7	38.3	38.5
Median age (Male)	42.1	35.3	35.9
Median age (Female)	42.2	40.5	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,872	47,295	132,878
# of persons per HH	2.3	2.4	2.4
Average HH income	$52,073	$46,765	$51,145
Average house value	$102,964	$89,566	$101,436

** Demographic data derived from 2020 ACS - US Census*

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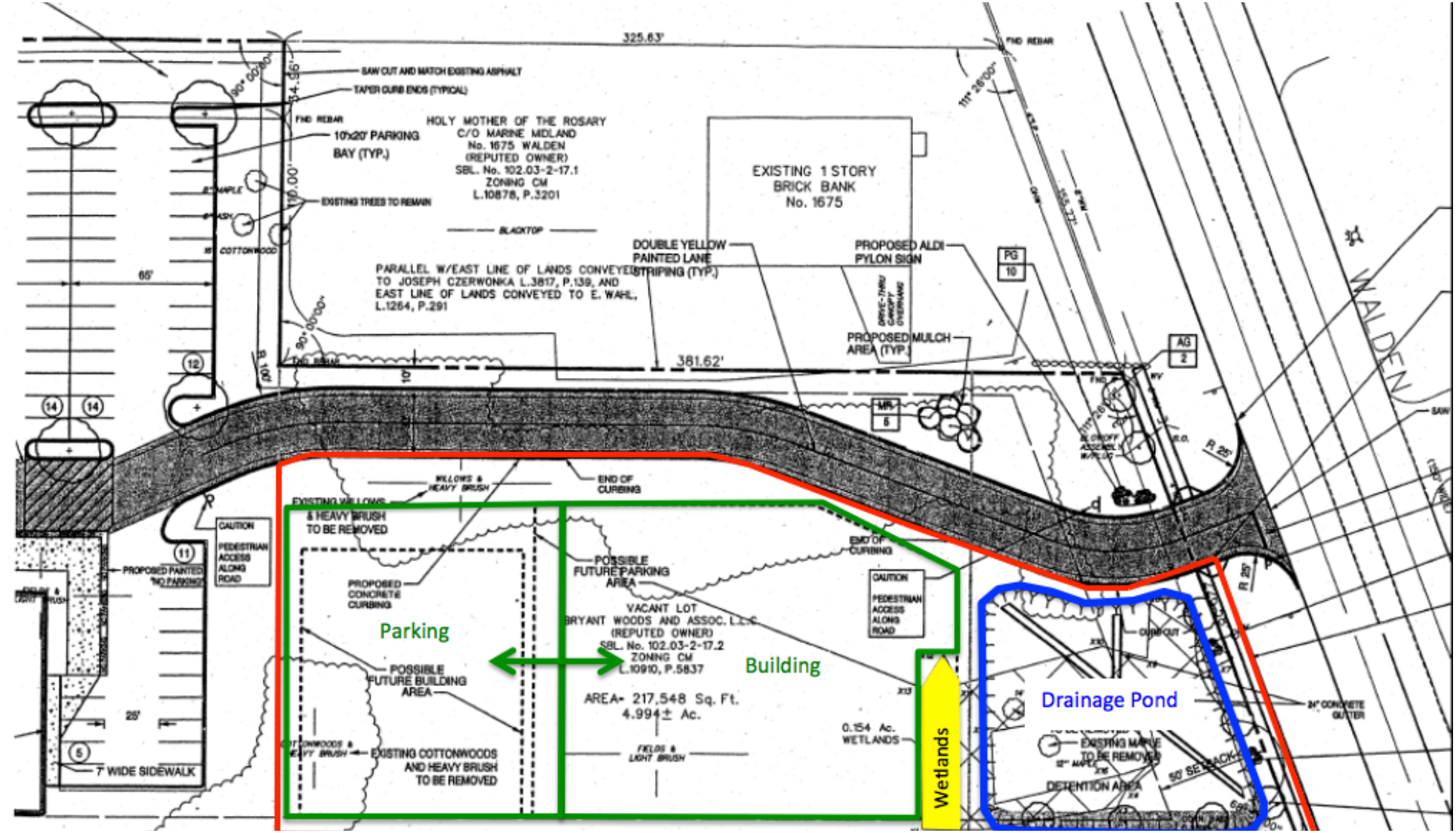

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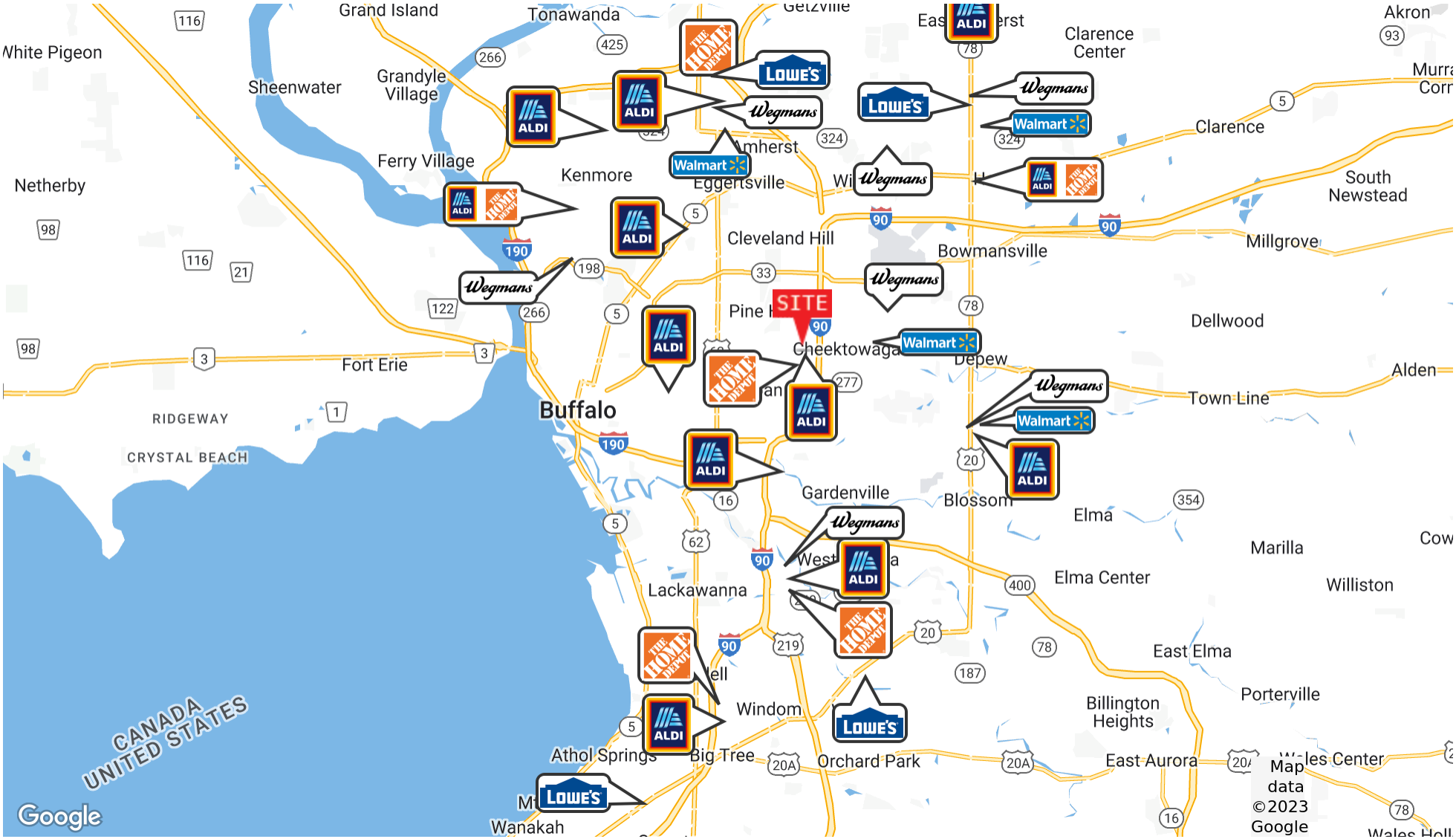

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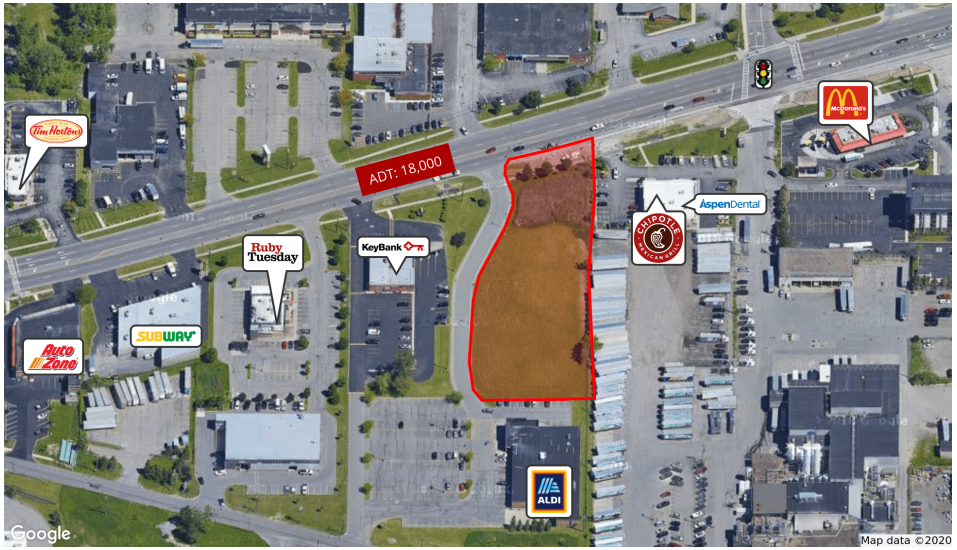

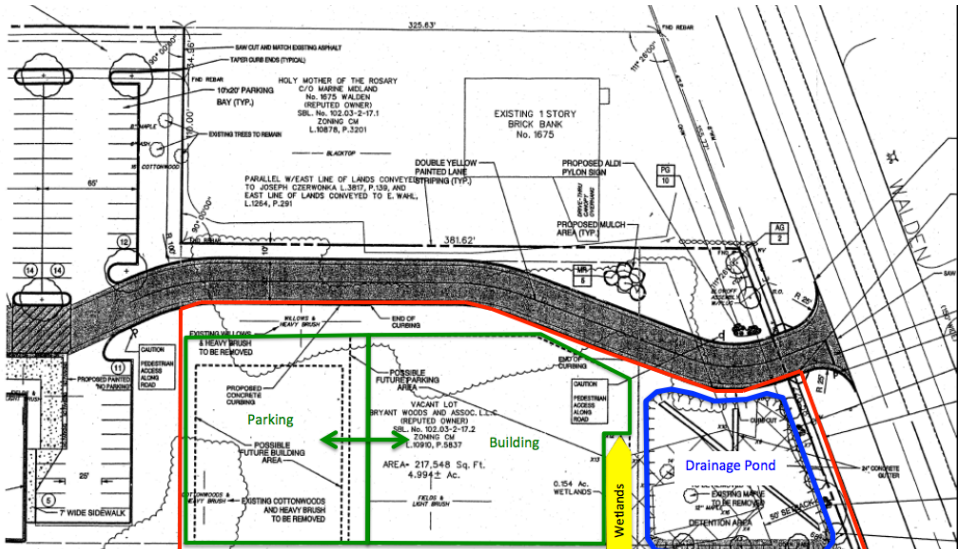

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