

**PRICE
REDUCED!**
**UP FOR AUCTION
SEP. 28-30, 2026**
FOR SALE

26,000+ SF FREESTANDING RETAIL BUILDING FOR SALE

Property Highlights

- Situated in an excellent location with high visibility and accessibility
- Corner lot with signalized traffic intersection at Delaware Ave and Thorncliff Rd
- Includes a second-floor office area
- One (1) grade-level door
- 70 parking spaces on-site
- High traffic volume providing increased exposure for businesses
- Close proximity to the I-190 and I-290
- Ideal For: large retail users, a supermarket, and self-storage
- Can be delivered vacant

Building Features

Building Size	26,000± Sq. Ft.
Lot Size	1.23± Acres
Parking	70 Spaces

Traffic Counts

Delaware Avenue	22,450 AADT
Sheridan Drive	26,733 AADT
Source: GBNRTC	

Demographic

	1 Mile	3 Miles	5 Miles
Population	16,274	132,988	305,806
Average H.H. Income	\$88,385	\$86,821	\$87,282

Source: ESRI Business Analyst 2025

EXCLUSIVE CONTACT

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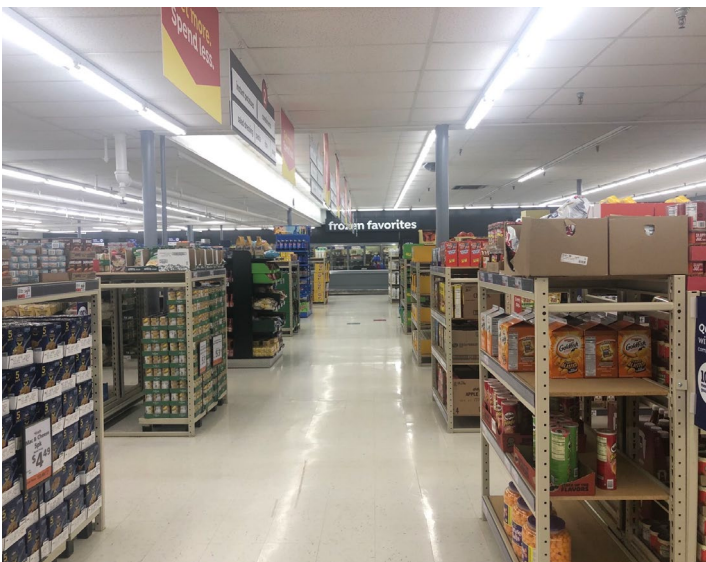


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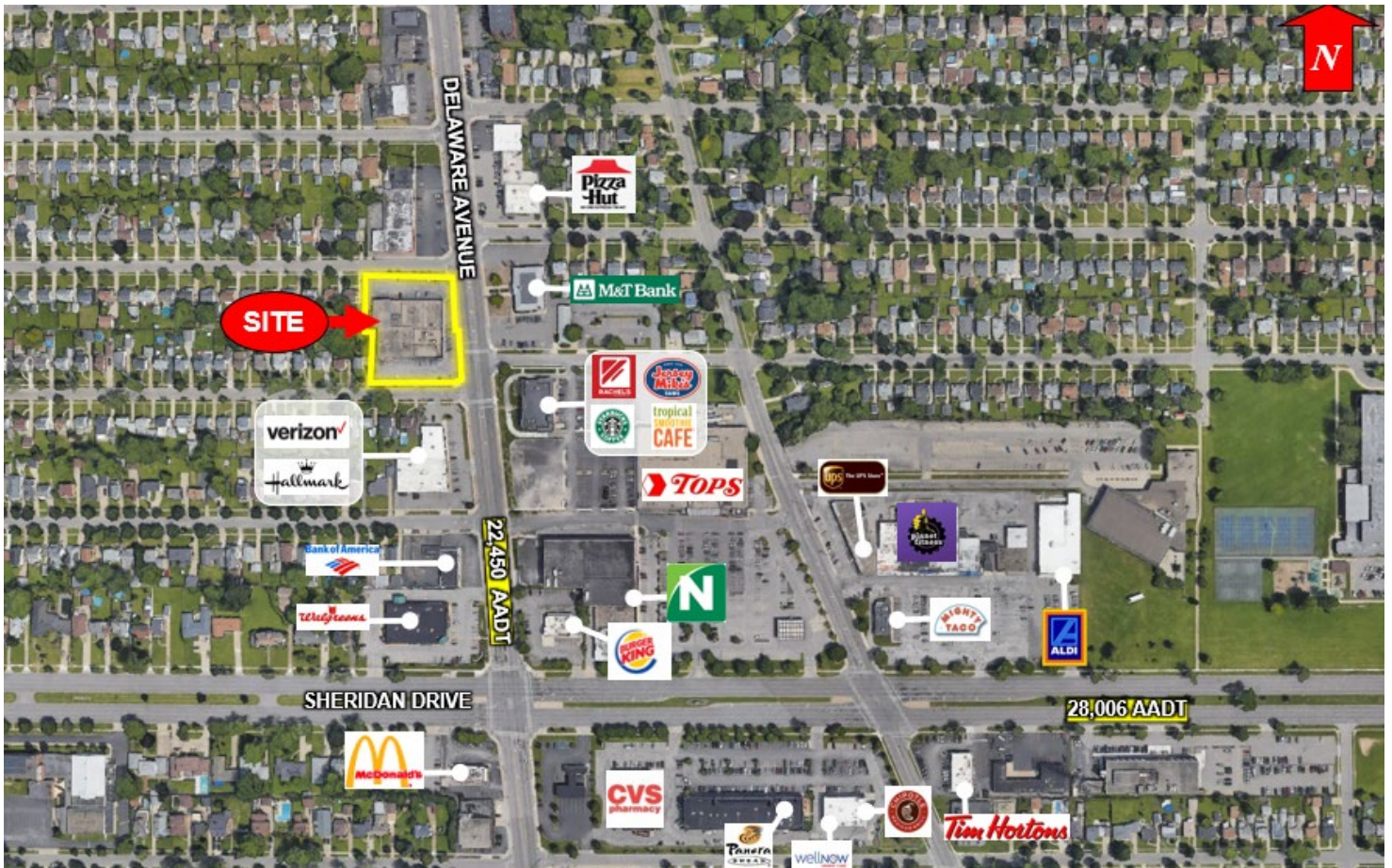
3640 Delaware Avenue
Tonawanda, NY



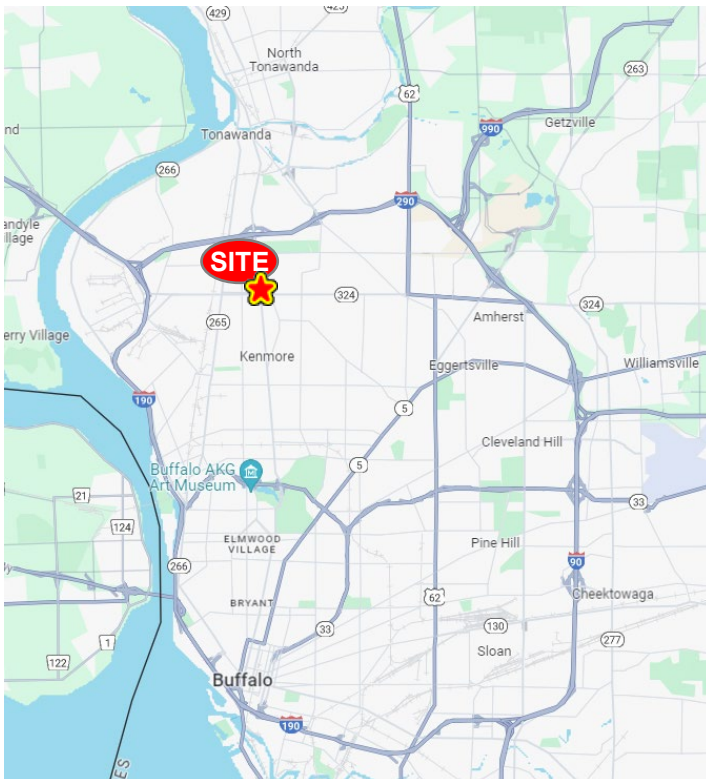
Property Photos

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Aerial



Location Map



Tax Map