

# 1,250 SF Flex Storage Space

11668 Broadway St, Alden, NY 14004



## OFFERING SUMMARY

Available SF:	1,250 SF
Lease Rate:	\$1,350 - 1,600 per month (minimum 3 year lease and include separate utilities)
Lot Size:	1.02 Acres
Year Built:	2023
Building Size:	12,500 SF
Zoning:	C-2

## PROPERTY OVERVIEW

Position your business for success at 11668 Broadway, Alden, NY — a newly designed, start-up ready commercial property offering flexible space, premium visibility, and customizable build-outs tailored to your operational needs. Whether you're launching a new venture or expanding operations, this property delivers the ideal combination of functionality, accessibility, and professional presentation. Built by business owners who understand the challenges of launching and expanding, 11668 Broadway offers customizable interior layouts so your space works exactly how you need it to. From contractors and trades to light industrial, service businesses, or specialty retail users. Flexible units start with 1,250+/- SF of space which includes office, bathroom, 2x8 lite box sign over the business entrance, and a shop space with a 12 x 14 high overhead door. On-site customer parking along with a business mail box.

## LOCATION OVERVIEW

Close proximity to popular destinations like the Alden Farmer's Market, Alden Bowling Center, and local parks, the area provides a perfect opportunity for retailers to become an integral part of the community and engage with the local customer base

## PROPERTY HIGHLIGHTS

- 1,250 SF Units (25' x 50') — Larger configurations available
- 12' Wide x 14' High Overhead Door per unit
- Private Office & Bathroom Included
- Climate-Controlled with Separate Utilities



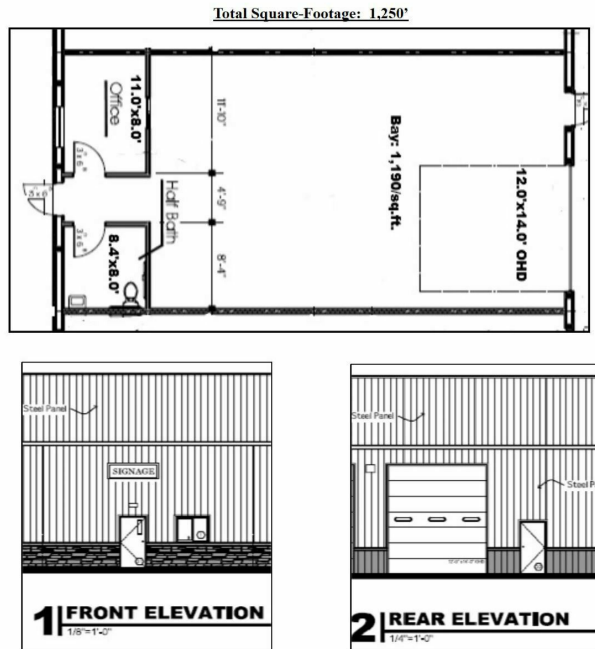
**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

LEASE SPACES

# 1,250 SF Flex Storage Space

11668 Broadway St, Alden, NY 14004



## LEASE INFORMATION

Lease Type: minimum 3 year lease and include separate utilities

Total Space: 1,250 SF

Lease Term: 36 months

Lease Rate: \$1,350 - \$1,600 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
11668 Broadway	Available	1,250 SF	minimum 3 year lease and include separate utilities	\$1,350 - \$1,600 per month	Flexible units start with 1,250+/- SF of space which includes office, bathroom, 2x8 lite box sign over the business entrance, and a shop space with a 12 x 14 overhead door. On-site customer parking along with a business mail box.



**RICK RECCKIO**  
 716.998.4422  
 rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
 Williamsville, NY 14221  
 (O) 716.631.5555 // (F) 716.632.6666  
 www.recckio.com

LOCATION MAP

# 1,250 SF Flex Storage Space

11668 Broadway St, Alden, NY 14004



Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

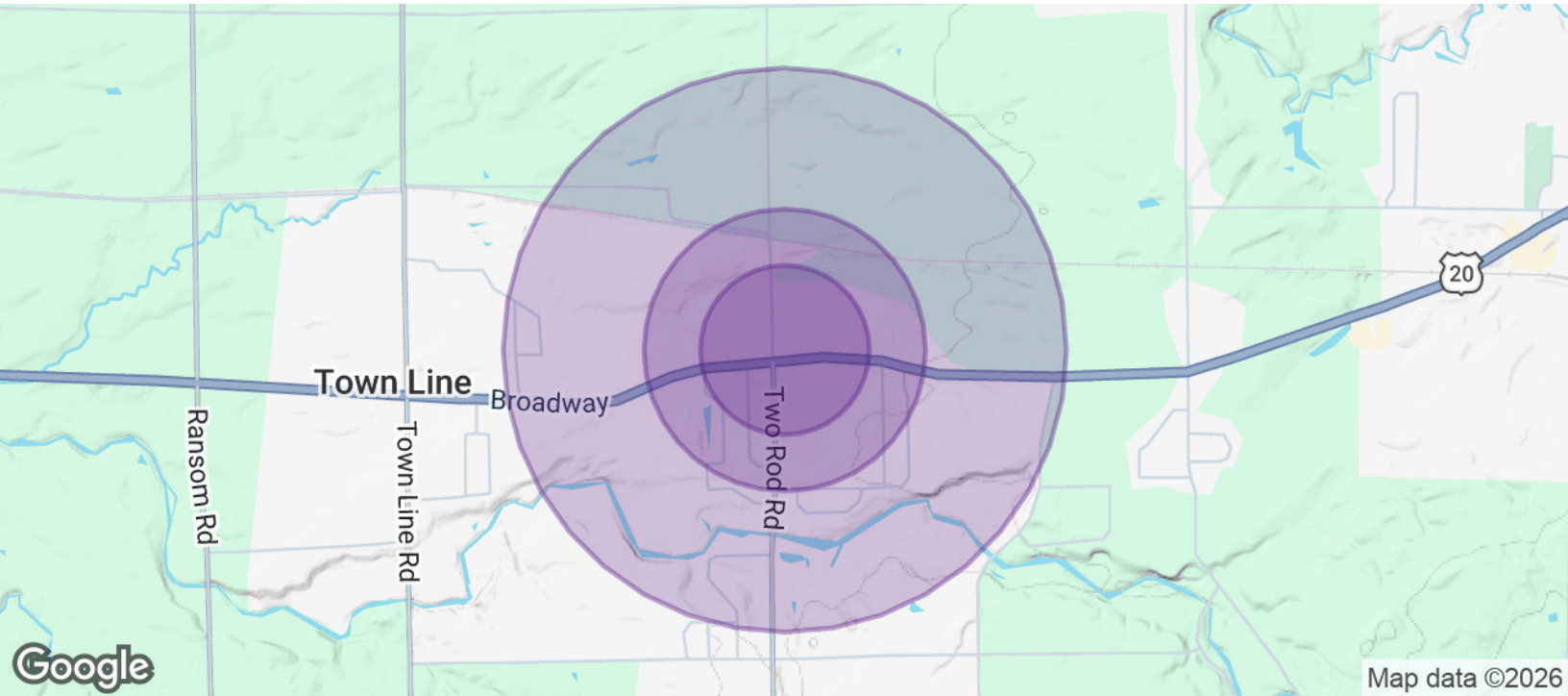


**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

# 1,250 SF Flex Storage Space

11668 Broadway St, Alden, NY 14004



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	199	435	1,374
Average Age	47	47	46
Average Age (Male)	47	46	46
Average Age (Female)	47	47	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	81	178	553
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$98,951	\$98,871	\$100,562
Average House Value	\$294,981	\$295,034	\$303,038

2020 American Community Survey (ACS)



**RICK RECCKIO**  
 716.998.4422  
 rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
 Williamsville, NY 14221  
 (O) 716.631.5555 // (F) 716.632.6666  
 www.recckio.com