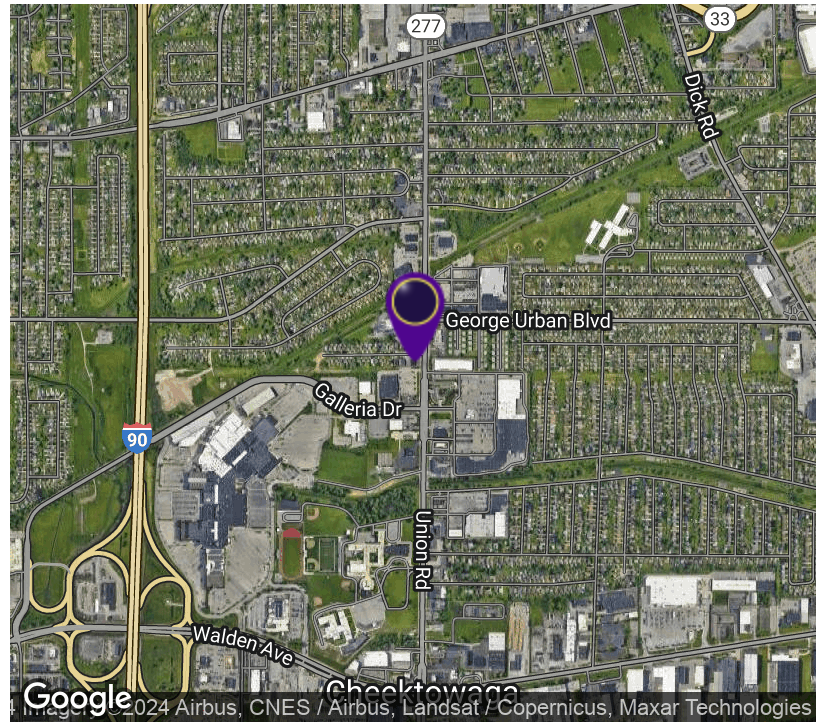


3800 - 3806 Union Road

Cheektowaga, NY 14225



OFFERING SUMMARY

Available SF:	350 - 2,000 SF
Lease Rate:	\$750.00 - 2,400.00 per month (Full Service)
Lot Size:	0.72 Acres
Year Built:	1960
Building Size:	7,644 SF
Zoning:	Commercial

LOCATION OVERVIEW

Located on Union Road between George Urban Blvd. and Walden Avenue, this strip of road is close to many different attractions, restaurants, and businesses. Minutes from the New York State Thruway I-90, Route 33 Kensington Expressway, Walden Galleria Mall, and the Buffalo Niagara International Airport. Very close to the New Walmart Super Center, Tops Supermarket, Wegmans, Sams Club, Restaurant Depot, Cabellas, multiple hotels, Target, Shop Rite, Office Depot, Ruby Tuesdays, TGIF, Taco Bell, KFC, McDonalds, Tim Horton, the Galleria Mall, and many more which attracts visitors from many surrounding areas including Canada. NYS Thruway exit 51-E Walden Avenue.

PROPERTY HIGHLIGHTS

- Excellent Location
- 17,000 +/- Traffic Counts
- Ideal for Any Office / Retail Space
- 350+/- SF Up To 2,000+/- SF Available



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PROPERTY DESCRIPTION

3800 - 3806 Union Road

Cheektowaga, NY 14225



PROPERTY DESCRIPTION

This office / retail space consist of 350 +/- SF up to 2,000 +/- SF available for lease. Located at 3800 & 3806 Union Road the buildings are mirror images of each other and both provide excellent exposure to the 17,000 +/- cars in heavy drive-by traffic. The first floor has multiple tenants including restaurants, salons, and other businesses. Each buildings has space available on the second floor. The majority of the spaces are vanilla boxes and are ready for any business or company. Additionally spaces can be combined to make more space as well. Ample parking in both the front and rear of the building.



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ADDITIONAL PHOTOS

3800 - 3806 Union Road

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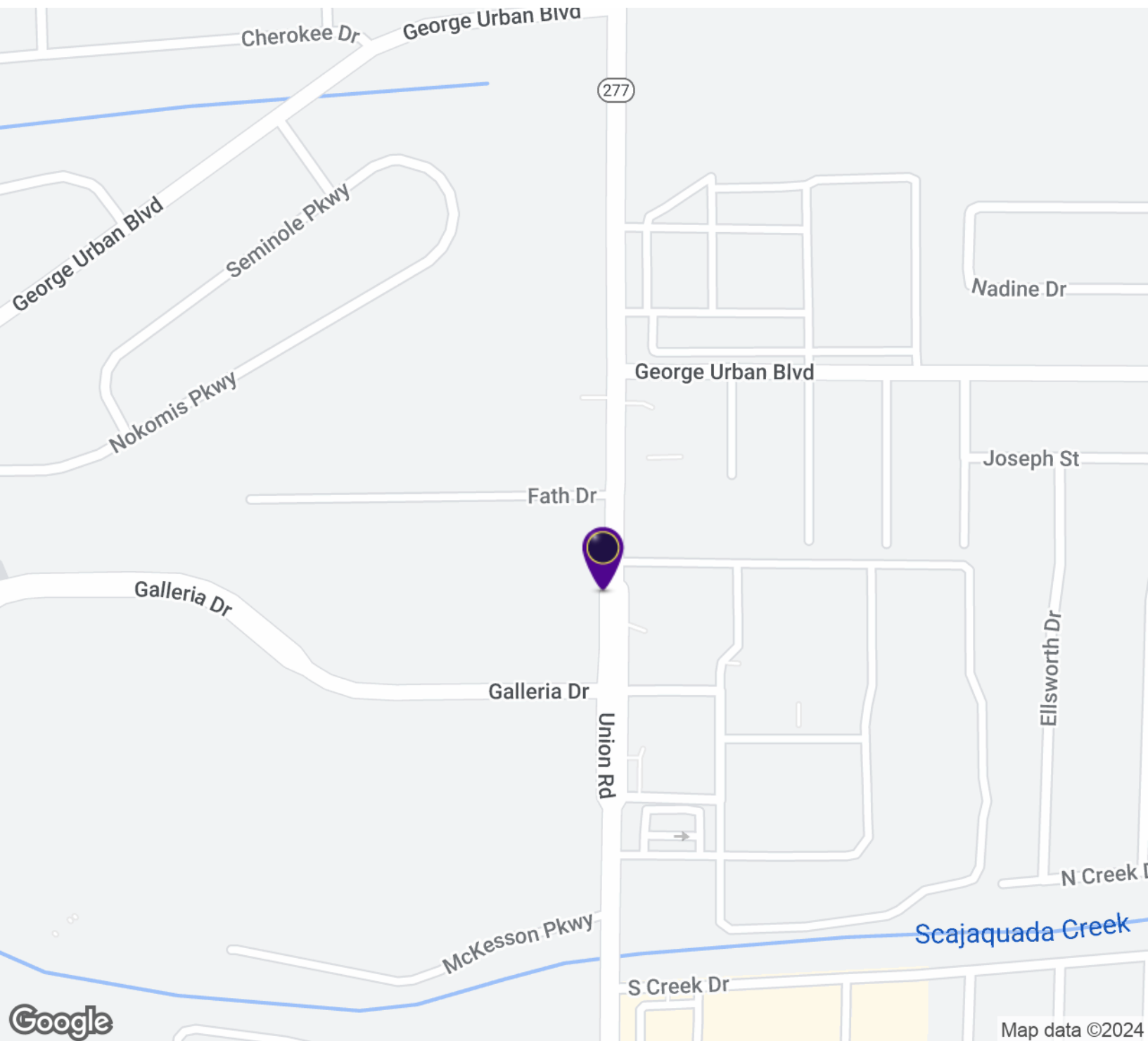
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LOCATION MAP

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,205	82,080	271,410
Average Age	38.8	42.2	40.1
Average Age (Male)	38.1	40.0	37.5
Average Age (Female)	39.3	43.3	42.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,857	35,410	114,211
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$53,690	\$55,799	\$57,141
Average House Value	\$97,756	\$101,023	\$111,049

* Demographic data derived from 2020 ACS - US Census



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