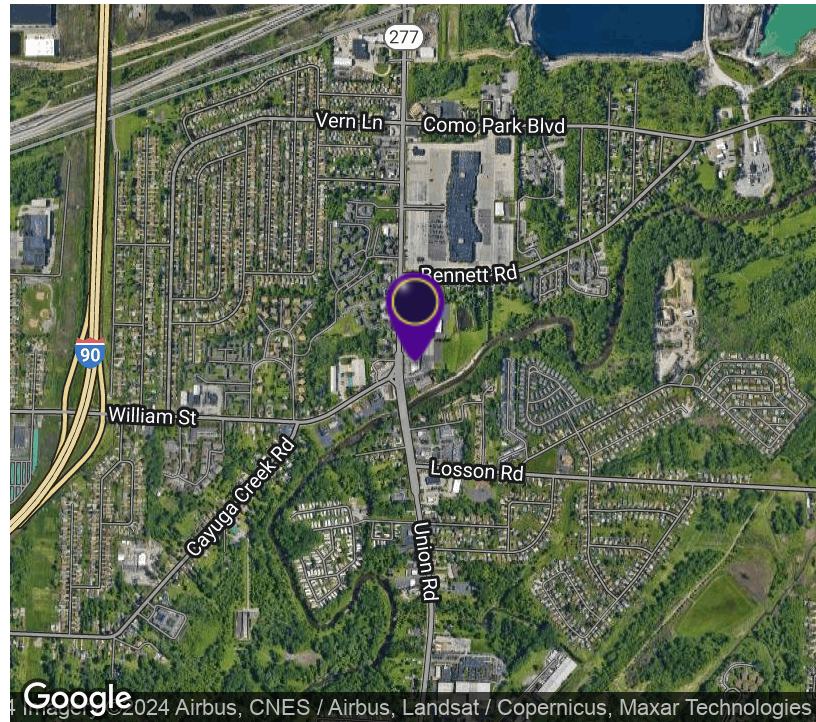


Former Retail Store

2675 - 2695 Union Road & William St, Cheektowaga, NY 14227



OFFERING SUMMARY

Available SF:	9,500 SF
Lease Rate:	\$20.00 SF/month (NNN)
Lot Size:	1.5 Acres
Year Built:	2021
Building Size:	23,372 SF
Zoning:	Commercial

PROPERTY OVERVIEW

This 9,500 +/- SF space can be sub-divided to Two (2) 4,750 +/- SF spaces. Space has plenty of parking, excellent visibility, building & pylon signage. Traffic signal access with extremely high traffic counts approximately 62,671 +/- cars daily from Williams St to Bennett Rd along Union Rd. 100% renovated 2022 including a remodeling of the exterior and interior. Also available is an 1 - 1.5 +/- acres out parcel adjacent to the north. Close proximity to major retailers & Appletree business office park, Galleria Mall, Walmart, any national restaurants.

LOCATION OVERVIEW

Located at the intersection of Union Road & William Street. Minutes off the New York State Thruway I-90 William Street Exit. Minutes from the Walden Galleria Mall, Downtown Buffalo, and the Buffalo-Niagara International Airport.

PROPERTY HIGHLIGHTS

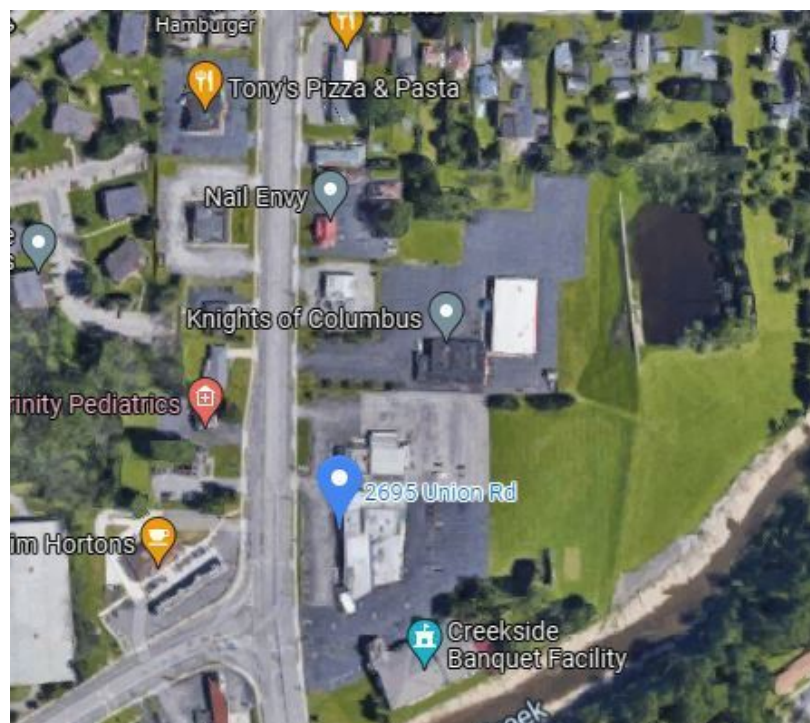
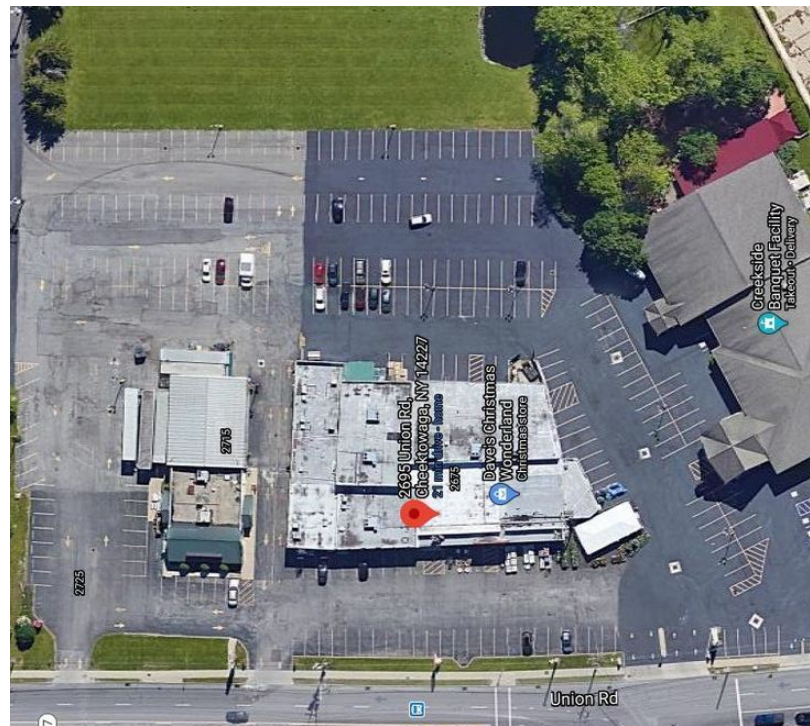
- 1.5 +/- Acres Available
- Extremely High Traffic Counts: 62,671 +/- cars daily from Williams St to Bennett Rd along Union Rd
- Well Established Retail Location
- Traffic Signal Access
- Lot Size: 254' x 207'
- Parking for Over 150 +/- Spaces
- Close proximity to Galleria Mall, Walmart, Major Retailers and Industrial Office Parks



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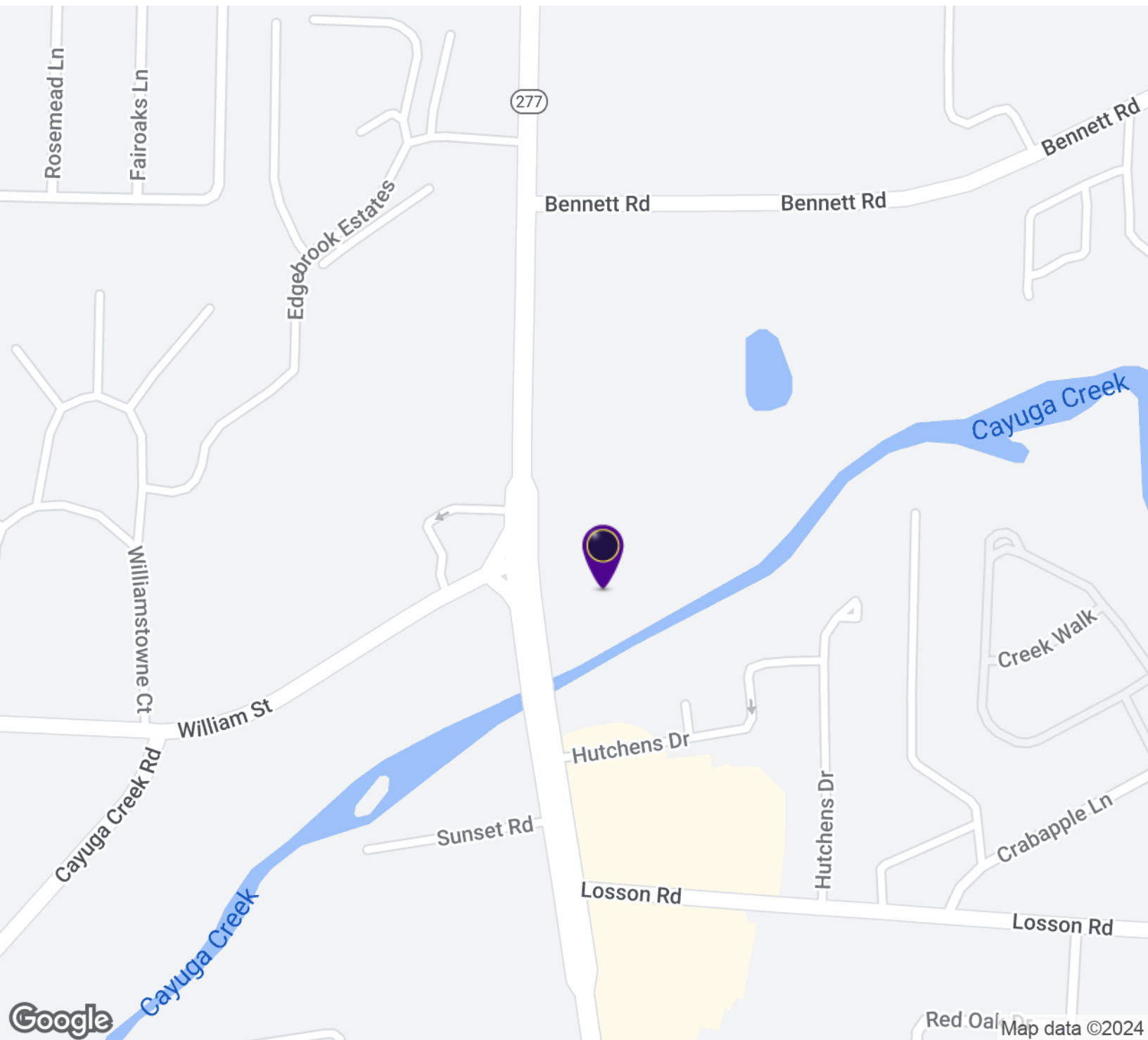
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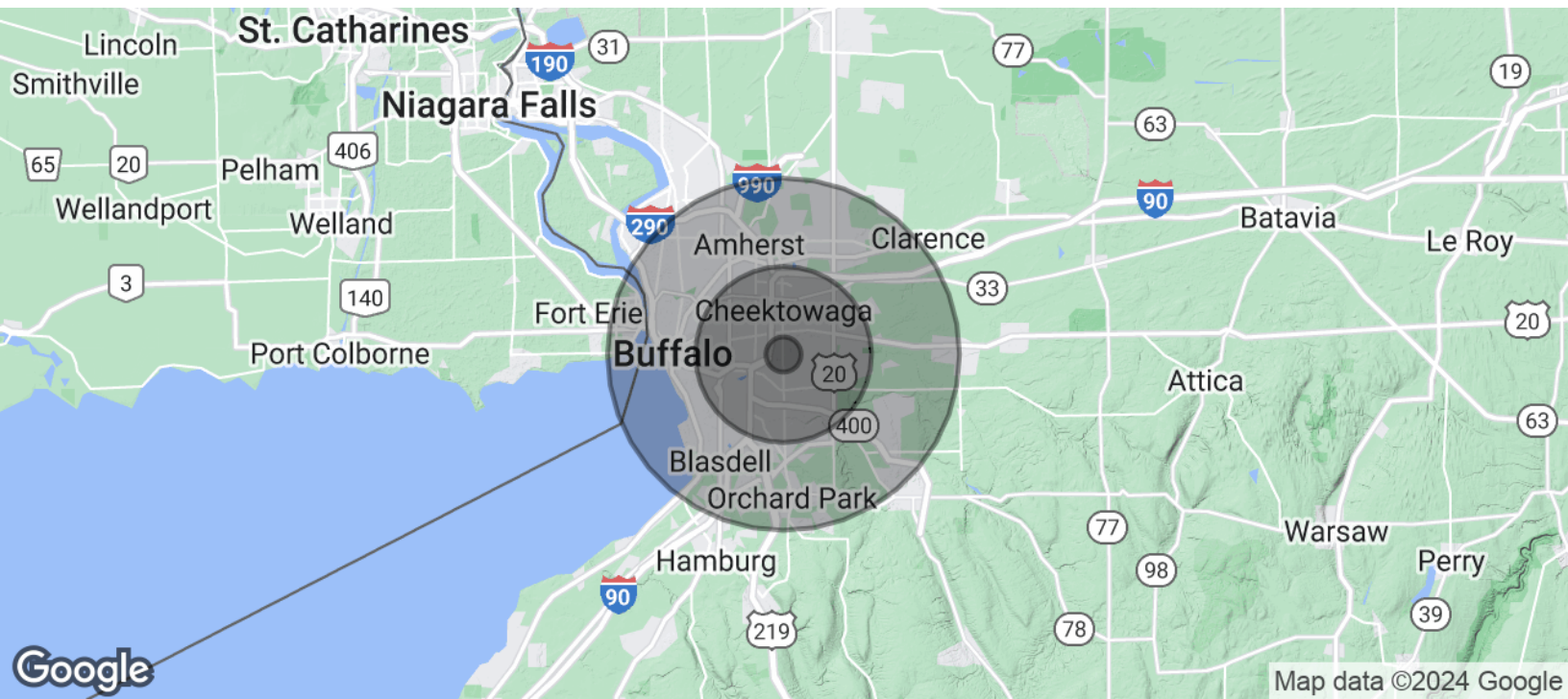
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,475	258,128	842,644
Average Age	49.0	40.3	39.4
Average Age (Male)	45.0	38.0	37.1
Average Age (Female)	50.3	42.6	41.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,442	109,571	353,541
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$51,426	\$52,712	\$59,090
Average House Value	\$114,232	\$108,354	\$147,205

* Demographic data derived from 2020 ACS - US Census



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