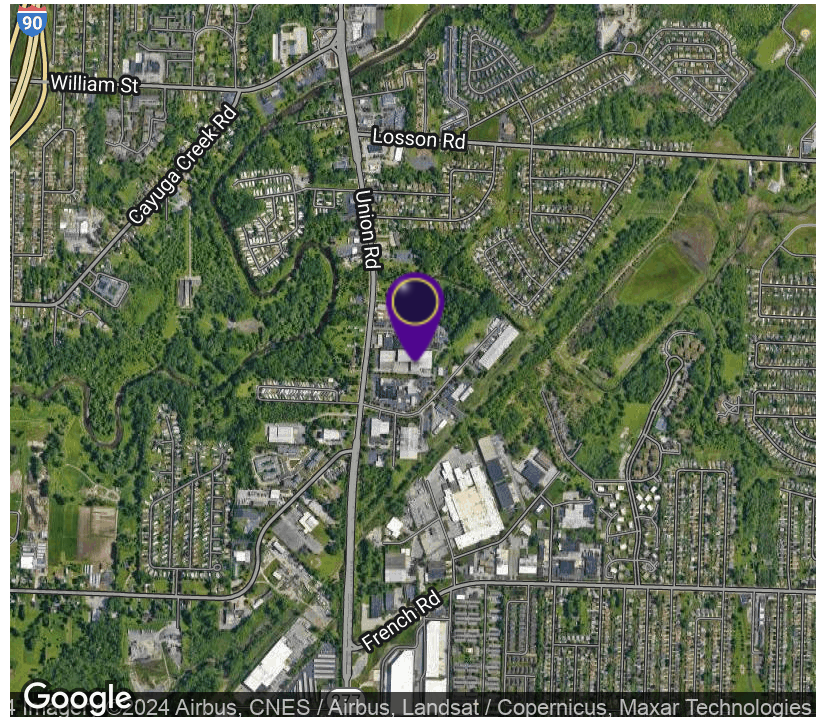


1,500+/- SF office space

2335 Union Road, 14225, NY Cheektowaga



OFFERING SUMMARY

Available SF: 1,500 SF

Lease Rate: \$10.00 SF/yr (Gross)

Building Size: 1,500 SF

PROPERTY OVERVIEW

Located on the second floor of the warehouse building on Union Road, this office space is ideal for any private business or company. 1,500+/- SF office space located on the second floor of the warehouse building, 2335 Union Rd., there are roughly 6 private offices approximately 13 x 13 with a kitchenette, private bathrooms, and secure entryway ideal for any business or company that does not need frontal exposure. Quiet office space

LOCATION OVERVIEW

Located between French Rd. and Losson Rd on Union Rd. Near by businesses include Watch Me Grow Daycare, Rite Aid, Checkers, Aura Hair Studio, Costanz'a Bakery, Cutting Edge Veterinary, Gary Pool's & Leisure, Rite-Aid, Tim Horton's and McDonald's.

PROPERTY HIGHLIGHTS

- 1,500+/- SF Office Space
- 6 Private Offices
- Kitchenette
- Private Bathroom
- Secure Entryway
- Quiet Location



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ADDITIONAL PHOTOS

1,500+/- SF office space

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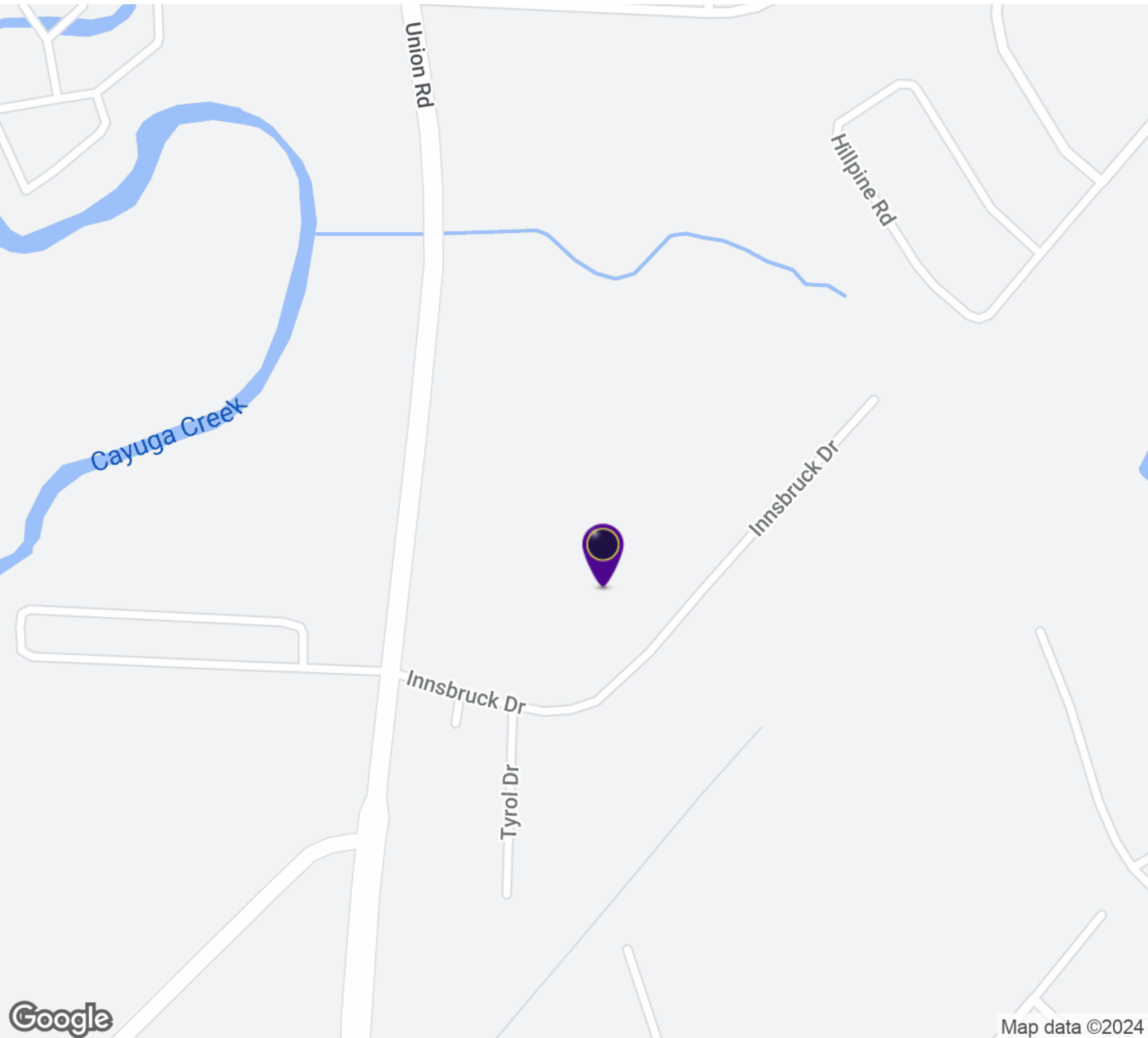
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LOCATION MAP

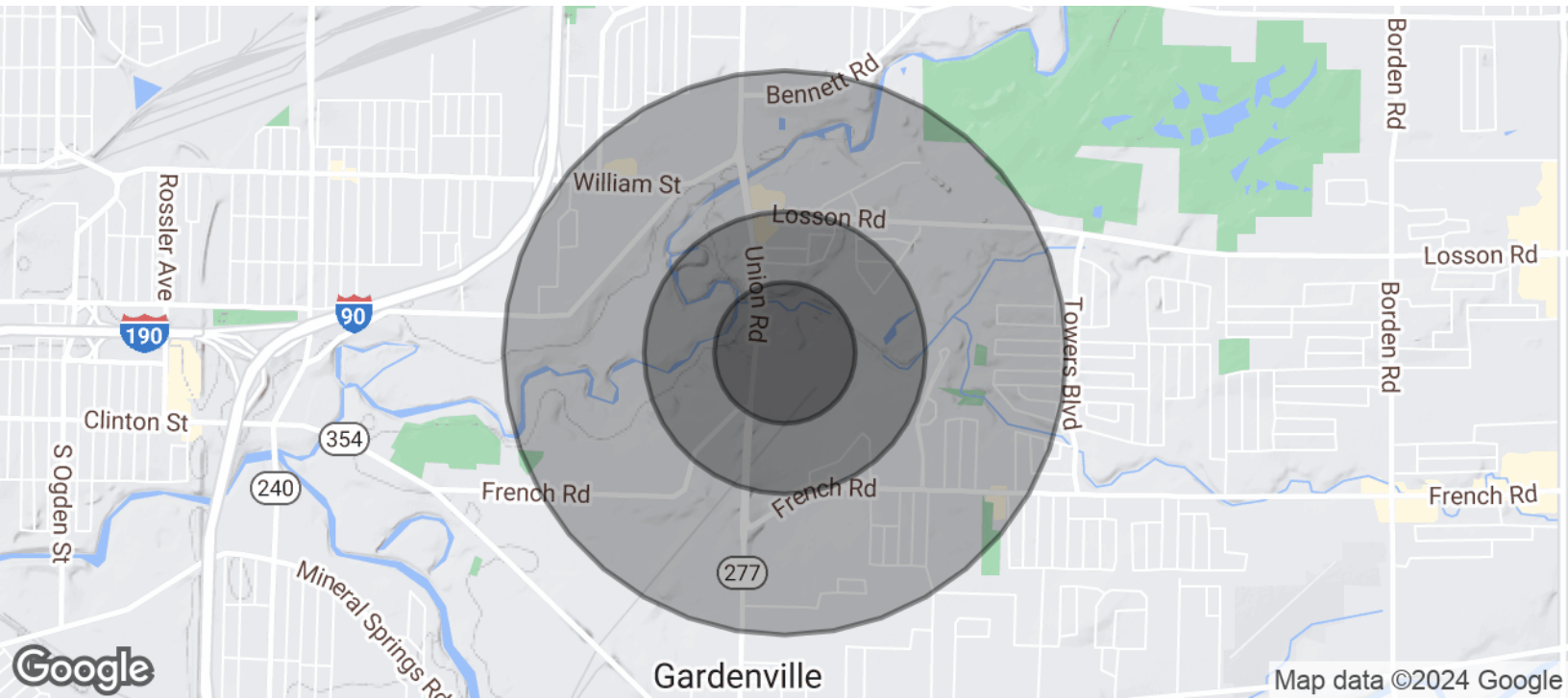
1,500+/- SF office space

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1,500+/- SF office space

2335 Union Road, 14225, NY Cheektowaga



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	315	1,743	8,961
Average Age	59.4	45.9	45.5
Average Age (Male)	56.3	44.9	41.4
Average Age (Female)	60.1	45.8	48.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	139	820	4,649
# of Persons per HH	2.3	2.1	1.9
Average HH Income	\$69,062	\$65,587	\$57,999
Average House Value	\$152,983	\$124,000	\$115,895

* Demographic data derived from 2020 ACS - US Census