



For more details, contact Omar Abu-Sitta  
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# UNION ROAD PLAZA 3637 UNION ROAD, CHEEKTOWAGA, NEW YORK



## PRIME RETAIL OPPORTUNITY

- LOCATED IN THE HEART OF THE WALDEN AVENUE/UNION ROAD RETAIL CORRIDOR, JUST MINUTES FROM THE WALDEN GALLERIA MALL (THE AREAS ONLY SUPER REGIONAL MALL)
- BIG BOX RETAIL, RESTAURANTS AND BANKS NEARBY
- DENSE RESIDENTIAL BACKUP
- WALDEN GALLERIA MALL TRADE AREA
- EXCELLENT DEMOGRAPHICS AND TRAFFIC COUNTS
- EASILY ACCESSIBLE FROM ALL OF WESTERN NEW YORK VIA INTERSTATE 90

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	TRADE AREA
POPULATION	8,388	91,486	284,415	521,200
AVG. HH INCOME	\$50,512	\$47,557	\$52,064	\$60,300

## TRAFFIC COUNTS

- UNION ROAD 31,800 AADT
- GALLERIA DRIVE 13,500 AADT
- I-90 EXIT 52 (WALDEN) 125,100 AADT
- EXIT 51 (KENSINGTON EXPY) 131,020 AADT (NORTH)
- EXIT 53 (WILLIAM ST) 114,820 AADT (SOUTH)

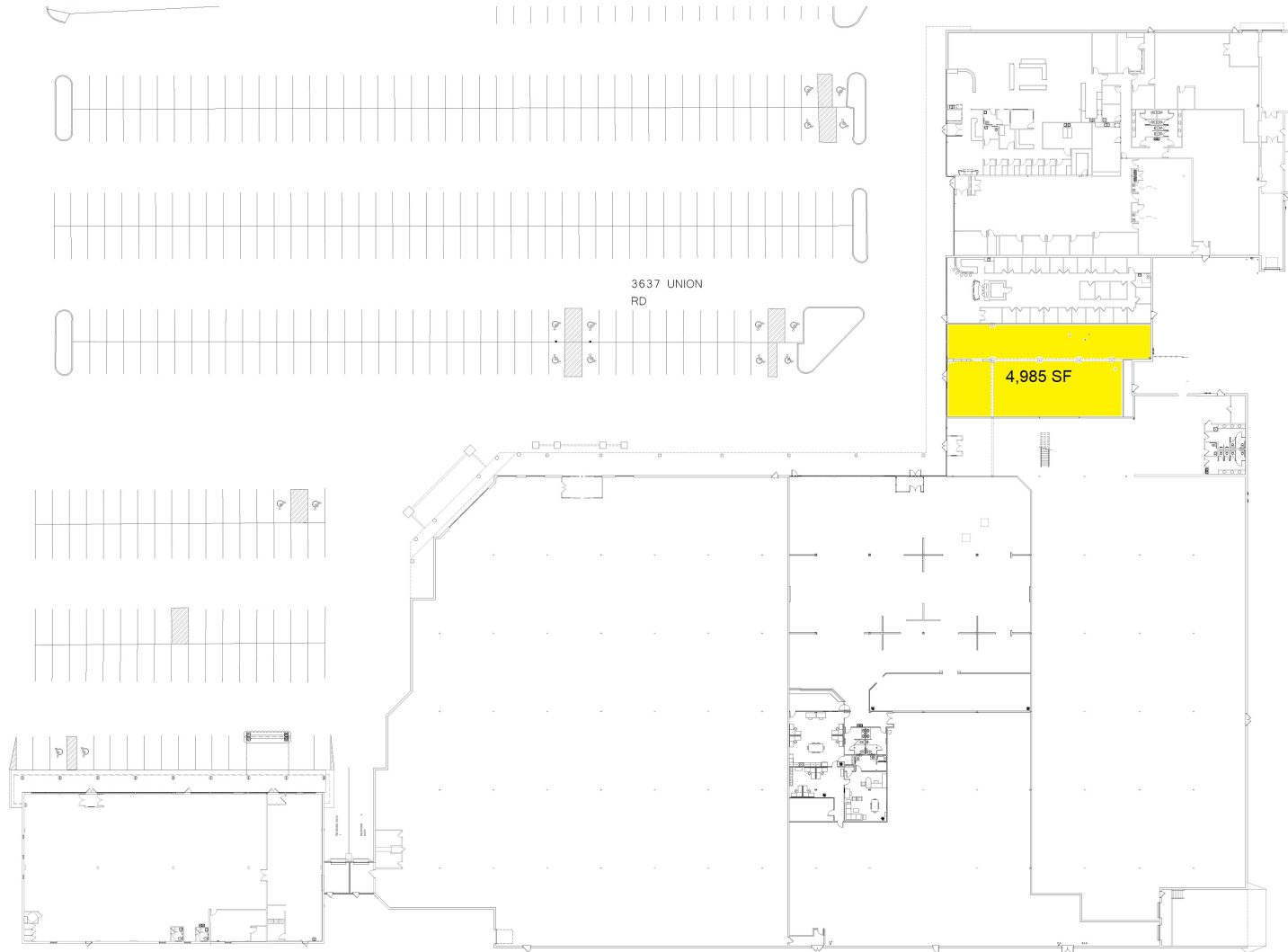
## WALDEN GALLERIA MALL

### WESTERN NEW YORK'S PREMIER SHOPPING DESTINATION

- 1.6 MILLION SQUARE FEET / 250 STORES / NATIONAL TENANT LEADERS
- 23 MILLION SHOPPERS ANNUALLY. LARGE CANADIAN PRESENCE.

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