

Cheektowaga Industrial/Retail

FOR SALE OR LEASE

56,820+ SF INDUSTRIAL/RETAIL OPPORTUNITY

Property Highlights

- 56,820 SF property on 5.7 acres
- 37,000 SF first floor space and 19,820 SF mezzanine
- 4,000 SF 20'-25' clear warehouse
- Remainder of the building is 11.5'-13.5' clear height
- Five (5) truck docks and two (2) grade doors
- 1,500 SF house on-site is also included
- Excellent location surrounded by prominent industrial and retail tenants
- Among the permitted uses:
 - Retail sales
 - Activity or amusement center, early child activity center
 - Beverage container redemption center
 - Shops for manufacture or processing of articles to be sold **ONLY** on premises in retail setting
 - Accessory for sales for motor vehicles

Building Features

Building Size	56,820+ Sq. Ft.
Lot Size	5.7+ Acres
Zoning	Commercial (C)

Demographic	1 Mile	3 Miles	5 Miles
Population	13,082	57,588	175,120
Average H.H. Income	\$98,514	\$97,266	\$95,244

Source: ESRI Business Analyst 2025

EXCLUSIVE CONTACT

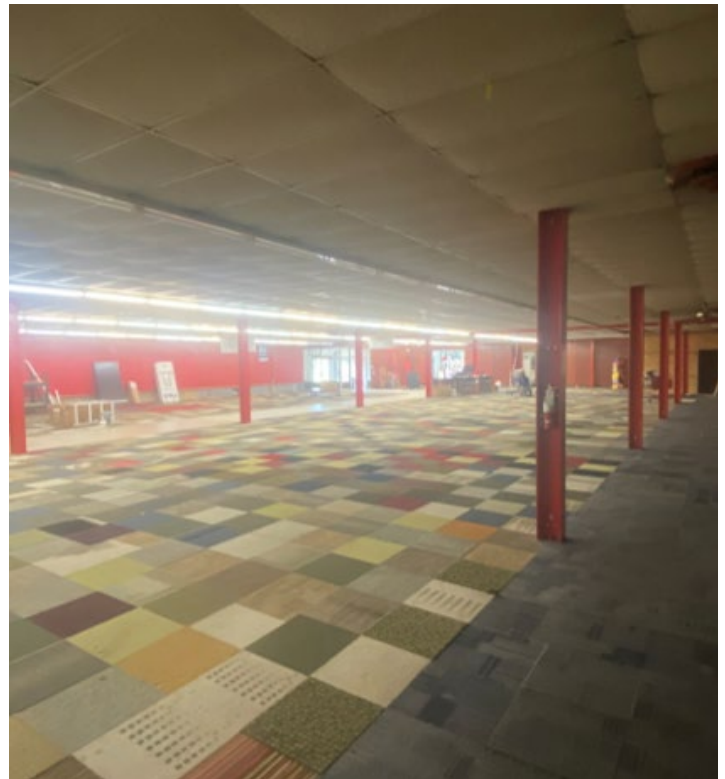
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Aerial



Interior Photos