

FOR LEASE

UNION CONSUMER SQUARE

3733-3735 UNION RD, CHEEKTOWAGA, NY 14225

 **Caliber**
Commercial Brokerage



16,677 ±
SF AVAILABLE



32,647
VEHICLES PER DAY



\$NEGOTIABLE
LEASE PRICE

OFFERING SUMMARY

Property Type	Retail
Property Size	307,654 ±SF /16.0 Acres
Space Available	8,500 / 5,000 / 3,177 / ±SF
Lease Type	NNN
Traffic Counts	Union Rd: 32,647 / vpd George Urban Blvd: 17,247/ vpd
Parking	1,300 Spaces
Lease Price	\$Negotiable

PROPERTY HIGHLIGHTS

- **Anchored by Nationals:** Sam's Club, Ross, Marshalls, Ulta & LA Fitness
- **Strong Demographics:** 289K people within 5 miles; Med HH income over \$67K
- **Easy Access:** Signalized entrance with multiple access points
- **Great Location:** Minutes from I-90 for regional reach



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	8,981	91,307	289,588
Median HH Income	\$66,230	\$63,871	\$67,126
Households	4,116	41,425	126,237
Employees	12,776	43,383	119,978

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UNIT	NAME	SIZE
A	Fun City Adventure Park	54,804
B	LA Fitness	37,000
C	Sam's Club	137,742
D	Ming 99 Cent City	8,135
E	Ross	29,505
F	Ulta	10,608
G	Marshalls	32,000
H	Di Lusso Salon & Spa	1,000
I	Puff City Smoke Shop	1,491
J	Sally Beauty	1,658
K	Paint with a Twist	2,995
L	Abbas Apparel	2,470
M	Sam's Auto Center	1,973
O	Pet Supplies Plus	9,300
P	Kirkland's Home	8,000
Q	Great Clips	1,500
R	Waikiki Poke & Grill	1,782
S	AVAILABLE	8,500
T	AVAILABLE	5,000
U	Nail Salon	4,000
V	AVAILABLE	3,177
W	Leased	2,255
X	Leased	2,773
Y	Leased	7,500



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