

4,871+/- SF Former Tim Horton's Investment Property

3941 Broadway, Cheektowaga, NY 14227



OFFERING SUMMARY

Sale Price: \$899,900

Year Built: 2018

Building Size: 4,871 SF

Zoning: Commercial

PROPERTY OVERVIEW

4,871+/- SF Investment Property built in 2018. 2,351+/- SF former Tim Horton's drive-thru restaurant and Broadway Smoke King retail store consisting of 2,520+/- SF. Excellent visibility, plenty of parking, with traffic signal access at the intersection of Broadway and Dick Road.

LOCATION OVERVIEW

Located at the corner of Dick Road and Broadway this property is just east of the New York State Thruway I-90 one mile west of Transit Road. Minutes from the Walden Galleria Mall, Walmart Supercenter, Target, Wegmans, Tops, Sams Club, and Cabela's

PROPERTY HIGHLIGHTS

- Traffic Signal Access
- Plenty of Parking
- Excellent Visibility
- Traffic Count on Dick Road 20,402 +/-
- Traffic Count on Broadway 14,708 +/-

ADDITIONAL PHOTOS

4,871+/- SF Former Tim Horton's Investment Property
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LOCATION MAP

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Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

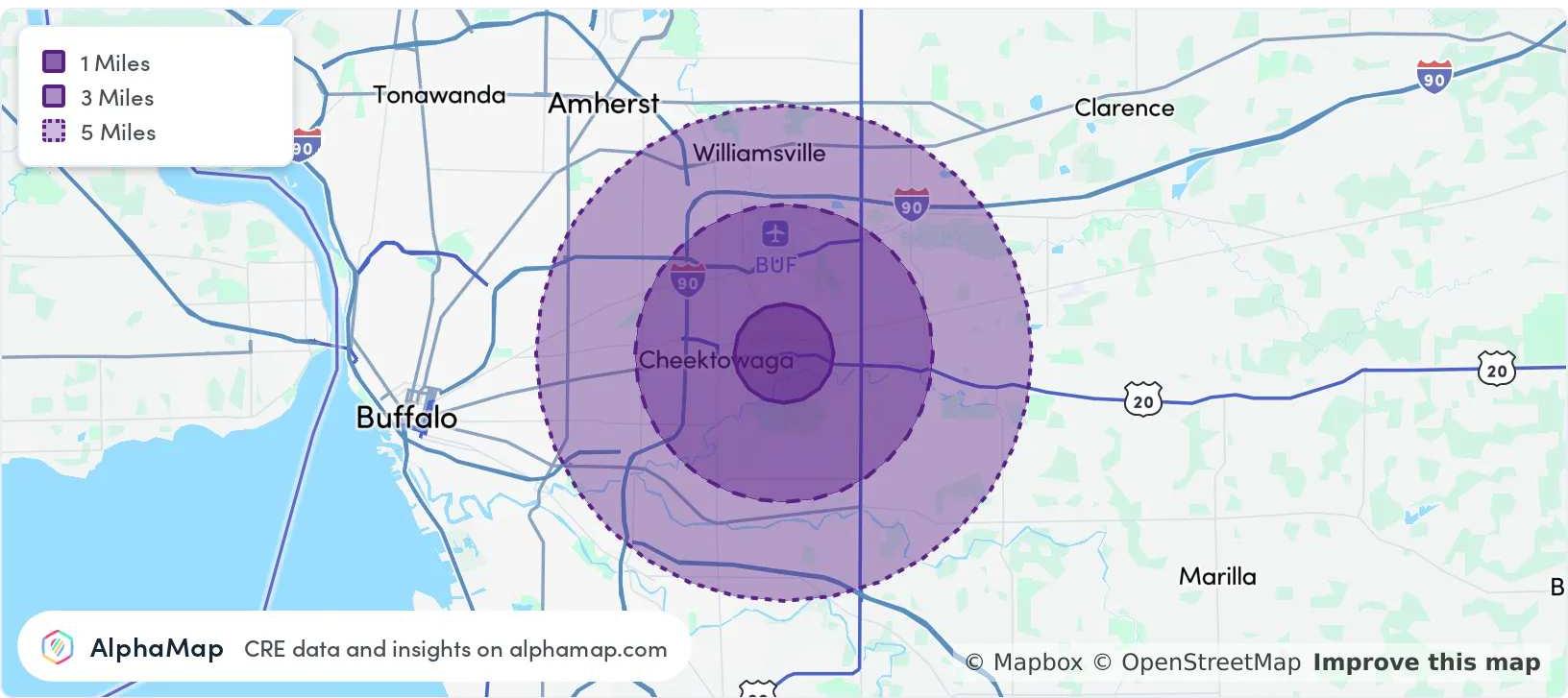


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AREA ANALYTICS

3941 Broadway & Dick Rd- 4,871+/- SF Former Tim Horton's Investment Property
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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 4,170 | 78,255 | 208,126 |
| Average Age | 47 | 45 | 43 |
| Average Age (Male) | 45 | 43 | 41 |
| Average Age (Female) | 49 | 46 | 44 |

HOUSEHOLD & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,820 | 36,016 | 91,463 |
| Persons per HH | 2.3 | 2.2 | 2.3 |
| Average HH Income | \$90,500 | \$84,910 | \$87,952 |
| Average House Value | \$205,477 | \$214,555 | \$242,102 |
| Per Capita Income | \$39,347 | \$38,595 | \$38,240 |

Map and demographics data derived from AlphaMap



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