

# 1,000+/- SF Former Salon

3035 Genesee Street, Cheektowaga, NY 14225



## OFFERING SUMMARY

Available SF:	1,000 SF
Lease Rate:	\$1,575.00 SF/yr (Plus Utilities)
Lot Size:	1.0 Acres
Year Built:	1954
Building Size:	10,404 SF
Zoning:	Commercial

## PROPERTY OVERVIEW

Former Salon space with 8 stations available. 1,000+/- SF ready for lease. Has heating and cooling as well as a restroom facility. The owner is willing to update the space with new floors, paint, and basic updates for an additional amount. Multiple other tenants in the plaza include Value Vision, Shades Unlimited, Luv Liv Hair, Delicatessen, and Mayback's Pizza/Subs & more.

## LOCATION OVERVIEW

Located on Genesee Street between Harlem Road and Union Road. Easily accessible to the NYS Thruway I-90 and the Kensington Expressway Route 33. Close proximity to the Buffalo-Niagara International Airport, Walmart Super Center, Tops Supermarket, Wegmans, Sam's Club, Restaurant Depot, Cabela's, multiple hotels, Target, Starbucks, Shop Rite, Office Depot, Ruby Tuesdays, TGIF, Thruway Mall, Taco Bell, KFC, McDonald's, Tim Horton, the Galleria Mall, and many more which attracts visitors from many surrounding areas including Canada.

## PROPERTY HIGHLIGHTS

- Excellent Location
- Versatile 1,000+/- square foot space former Salon
- 8 Salon Stations
- Prime location with high visibility and easy accessibility
- Ample parking for the convenience of tenants, customers, and employees



**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com



ADDITIONAL PHOTOS

# 1,000+/- SF Former Salon

3035 Genesee Street, Cheektowaga, NY 14225



**Recckio**  
Real Estate & Development Inc.

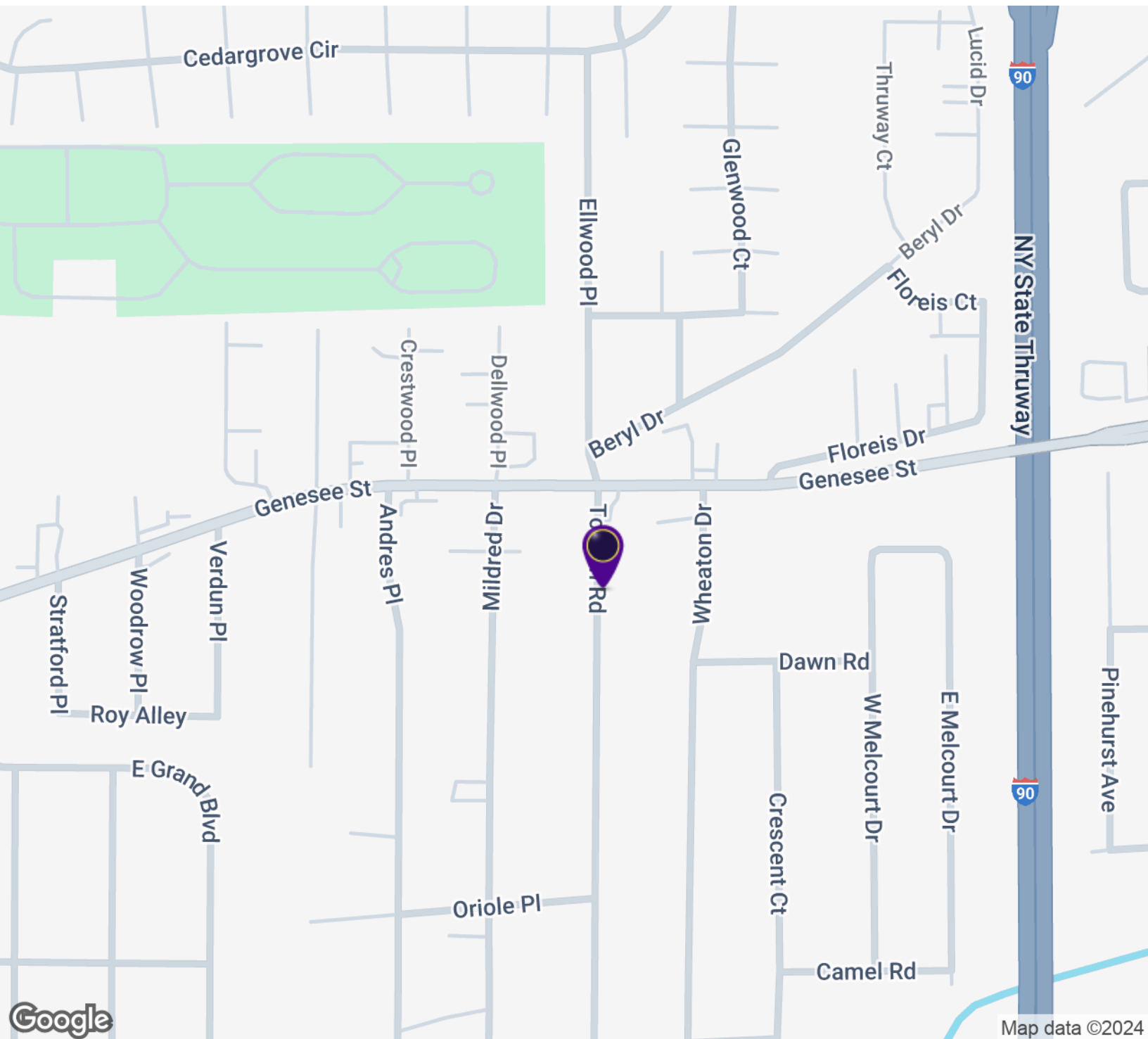
**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

## LOCATION MAP

# 1,000+/- SF Former Salon

3035 Genesee Street, Cheektowaga, NY 14225



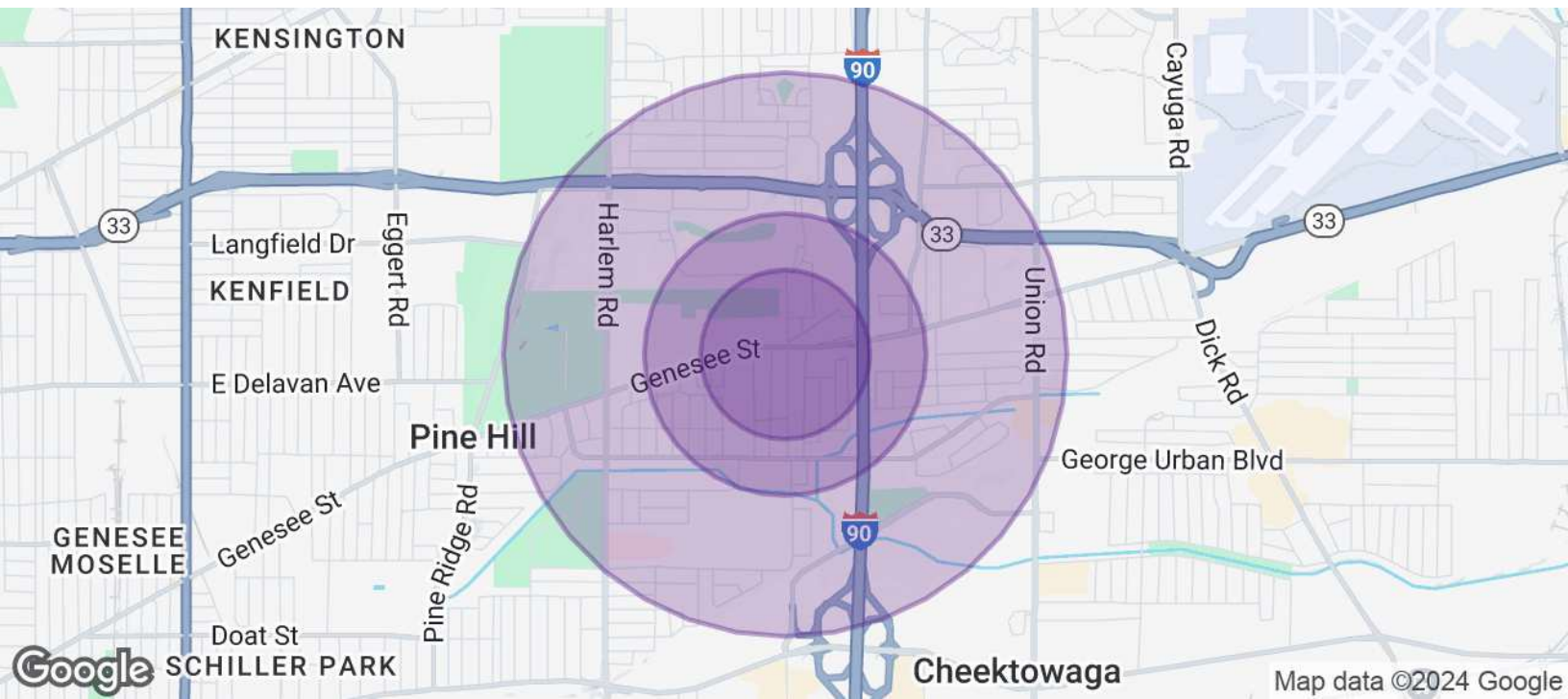
**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com



# 1,000+/- SF Former Salon

3035 Genesee Street, Cheektowaga, NY 14225



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,031	3,419	11,918
Average Age	40	39	41
Average Age (Male)	39	39	40
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	458	1,539	5,430
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$62,605	\$64,574	\$71,683
Average House Value	\$174,781	\$175,535	\$179,624

Demographics data derived from AlphaMap



**RICK RECCKIO**  
 716.998.4422  
[rick@recckio.com](mailto:rick@recckio.com)

4455 TRANSIT ROAD, SUITE 3B  
 Williamsville, NY 14221  
 (O) 716.631.5555 // (F) 716.632.6666  
[www.recckio.com](http://www.recckio.com)