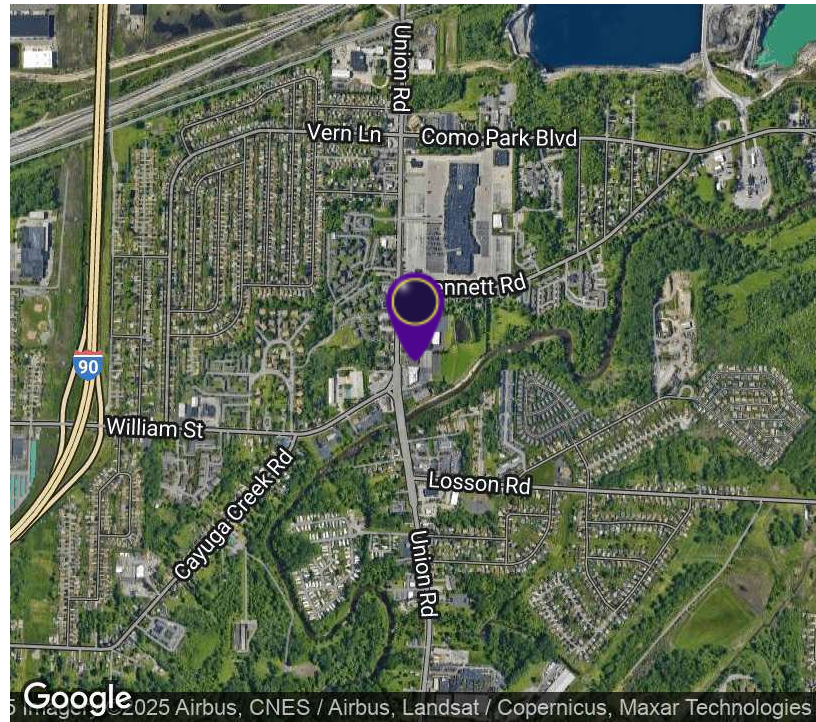


Restaurant or Vacant Land Redevelopment Site

2715 Union Road and William St., Cheektowaga, NY 14225



OFFERING SUMMARY

Available SF: 6,260 SF

Lease Rate: Call For More Details

Lot Size: 1.0 Acres

Building Size: 6,260 SF

PROPERTY OVERVIEW

Former Long John Silvers restaurant. Lot Size: 150' x 240' +/- Irregularly shaped (1 +/- acres). Building Size: 6,260 +/- sq. ft.

LOCATION OVERVIEW

Union Road at William Street, Cheektowaga, NY has extremely high traffic count. Union Rd 30,282 +/- AADT and William St. 32,389 +/- AADT. In close proximity to Downtown Buffalo, Galleria Mall, major retailers, and large office park. 1 mile East off NY State Thruway, William St. Exit. In close proximity to Downtown Buffalo.

PROPERTY HIGHLIGHTS

- Buildings could be retrofitted or demolished for a redevelopment site
- Extremely High Traffic Count: Union Rd 30,282 +/- AADT, William St. 32,389 +/- AADT
- Excellent, Well Established Location
- Traffic Signal Access
- Close proximity to Galleria Mall, major retailers, and a large office parks

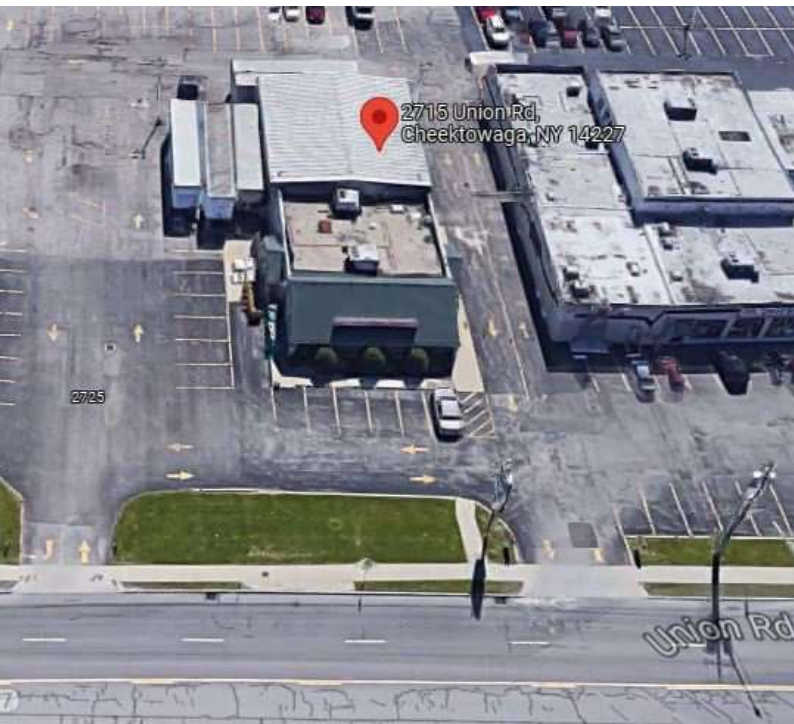


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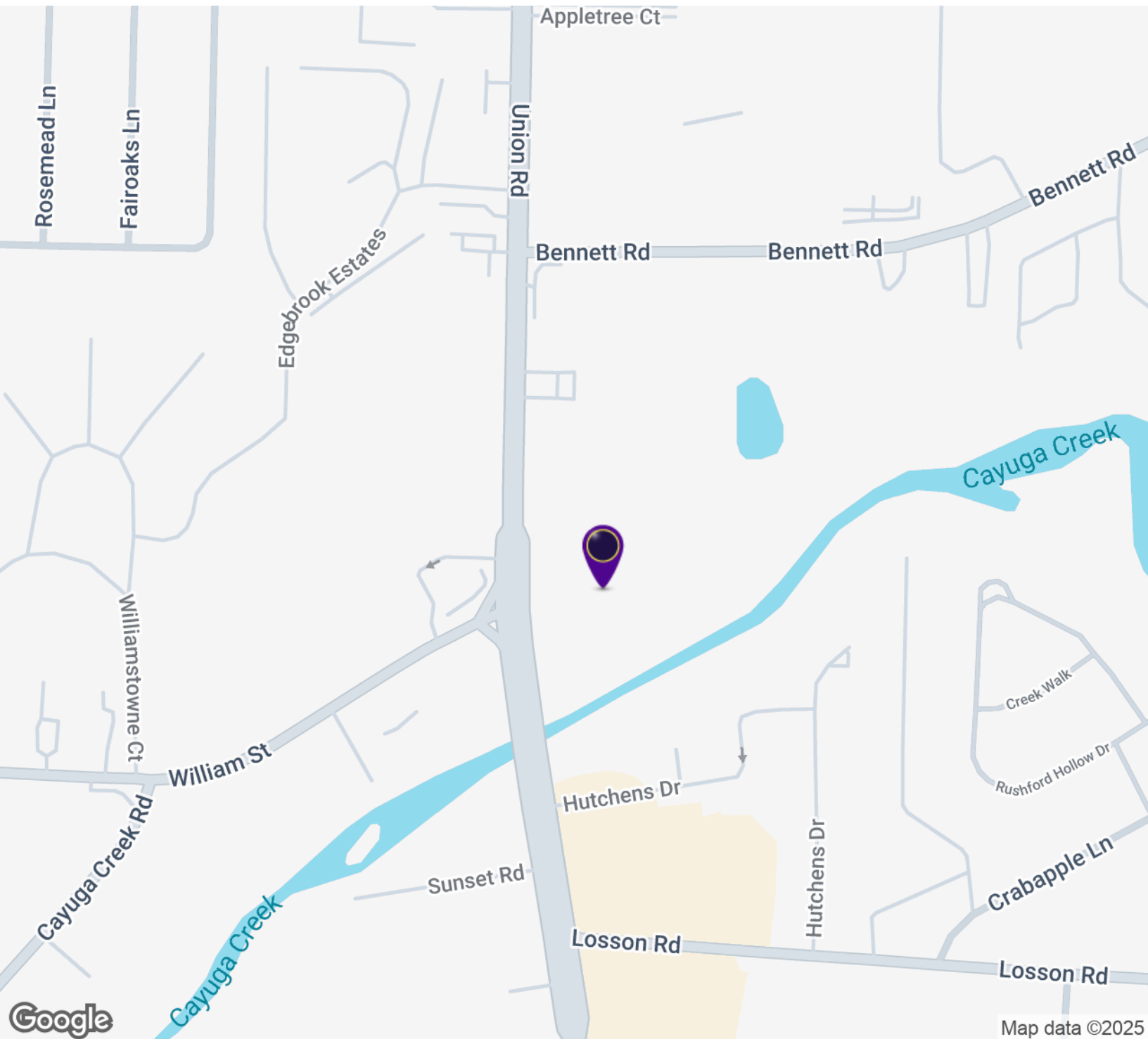
ADDITIONAL PHOTOS

Restaurant or Vacant Land Redevelopment Site 2715 Union Road and William St., Cheektowaga, NY 14225



LOCATION MAP

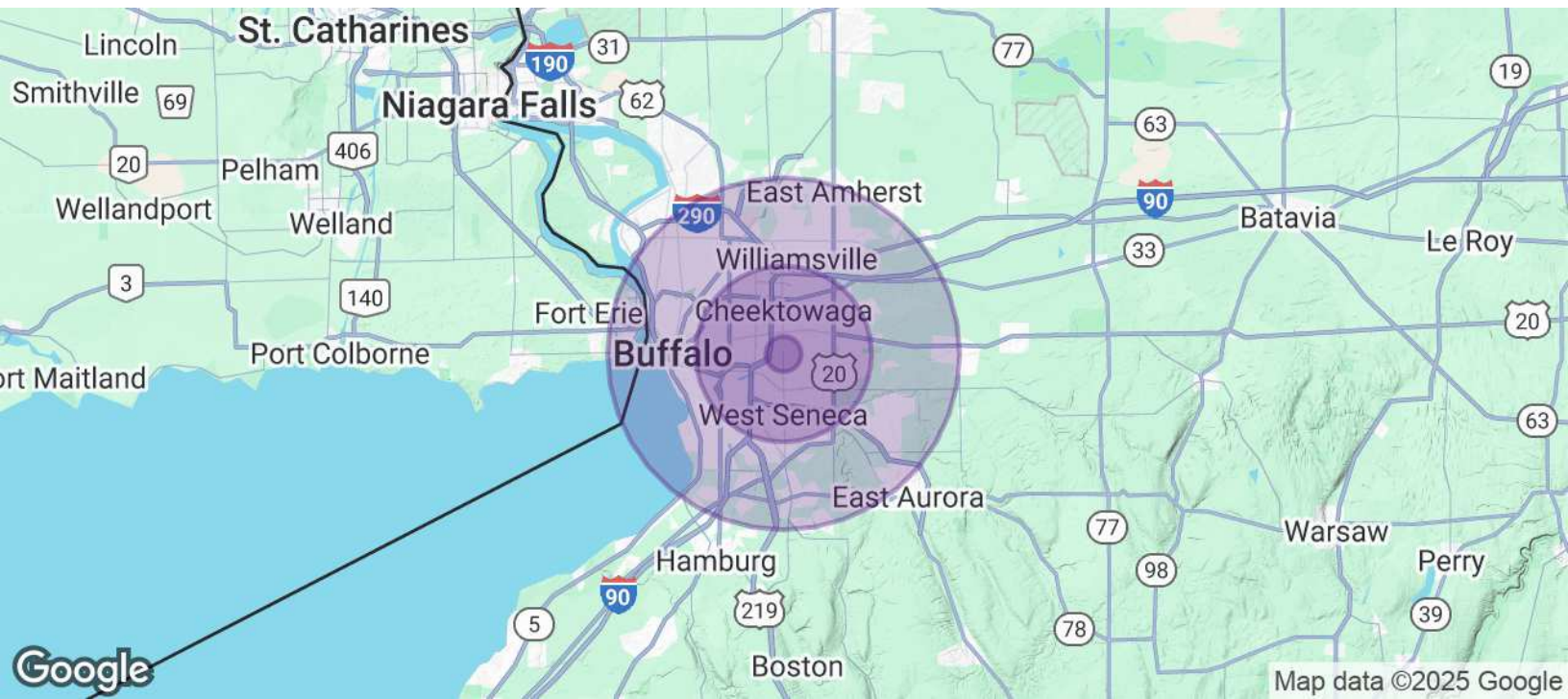
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,475	258,128	842,644
Average Age	49.0	40.3	39.4
Average Age (Male)	45.0	38.0	37.1
Average Age (Female)	50.3	42.6	41.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,442	109,571	353,541
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$51,426	\$52,712	\$59,090
Average House Value	\$114,232	\$108,354	\$147,205

** Demographic data derived from 2020 ACS - US Census*