

2675 UNION RD

2675 Union Rd
Cheektowaga, NY 14227



RETAIL PROPERTY FOR LEASE



Brian Donovan
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PROPERTY DESCRIPTION

Under new ownership, this strip center is anchored by a 10,000 SF liquor store (February 2022), with 9,500 SF of commercial square footage available next to the liquor store. A 6,000 SF freestanding building in excellent condition is available for lease with a large parking field, curb cut, cross-access to the signalized entrance, and a pylon sign. The site can be redeveloped into a Ground Lease Pad Site for credited tenants as well.

LOCATION DESCRIPTION

The available commercial spaces are in the South Cheektowaga area at the intersection of Union Road and Williams street, which is a heavily traveled intersection feeding into the Williams Street exit off I-90. Development in the area includes Catholic Health Services, numerous small businesses/services, as well as Checkers, McDonald's, and two Tim Hortons. The site is located 0.6 miles south of Appletree Business Park, a redevelopment of Como Mall. Carousel Academy Pre-School is located at the business park as well.

PROPERTY HIGHLIGHTS

- Located at signalized intersection
- High traffic counts
- Traffic light and turn lanes for easy access
- Updated facade June 2020
- Multiple curb cuts
- Incredible visibility from road
- Pylon Sign

SPACES	LEASE RATE	SIZE (SF)
Available Space	Negotiable	9,500
Pad Site	Negotiable	43,560



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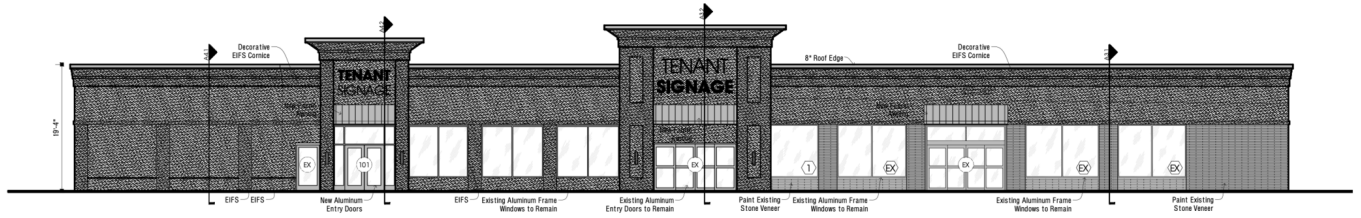




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2 FRONT ELEVATION
1/8"=1'-0"



Renderings of updated facade

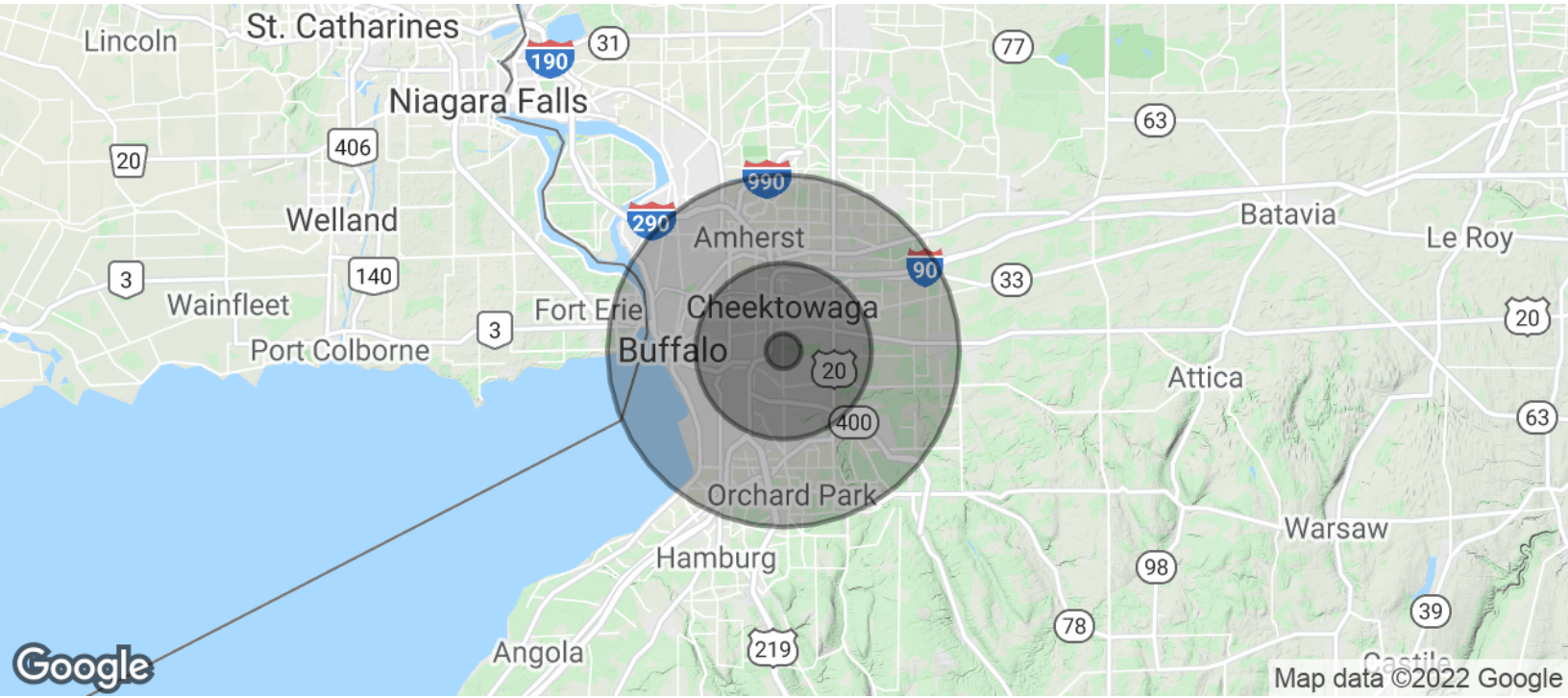


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,472	257,022	842,508
Average Age	48.9	40.4	39.4
Average Age (Male)	44.9	38.0	37.1
Average Age (Female)	50.3	42.6	41.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,440	109,110	353,583
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$51,460	\$52,707	\$59,058
Average House Value	\$114,202	\$108,297	\$147,307

* Demographic data derived from 2010 US Census



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