



**2355 Union Road  
Cheektowaga, New York**

**FOR LEASE**

## 3,500+ SF MEDICAL OFFICE SPACE

### Building Features

Building Size	13,608+ Sq. Ft.
Space Available	3,500+ Sq. Ft.
Lot Size	0.60+ Acres

### Property Highlights

- 3,500 SF Medical office suite available for lease
- Premier location on Union Road (TC: 25,586 AADT)
- Plenty of free on-site parking
- Easy access to NYS I-90 and located on a bus line for convenient transportation
- Minutes from key area amenities, including restaurants, retail, and service providers
- Ideal for: medical office and general office users, health and wellness users, non-profit organizations

Demographic	1 Mile	3 Miles	5 Miles
Population	9,596	74,755	259,605
Average H.H. Income	\$74,780	\$84,064	\$81,912

Source: ESRI Business Analyst 2025

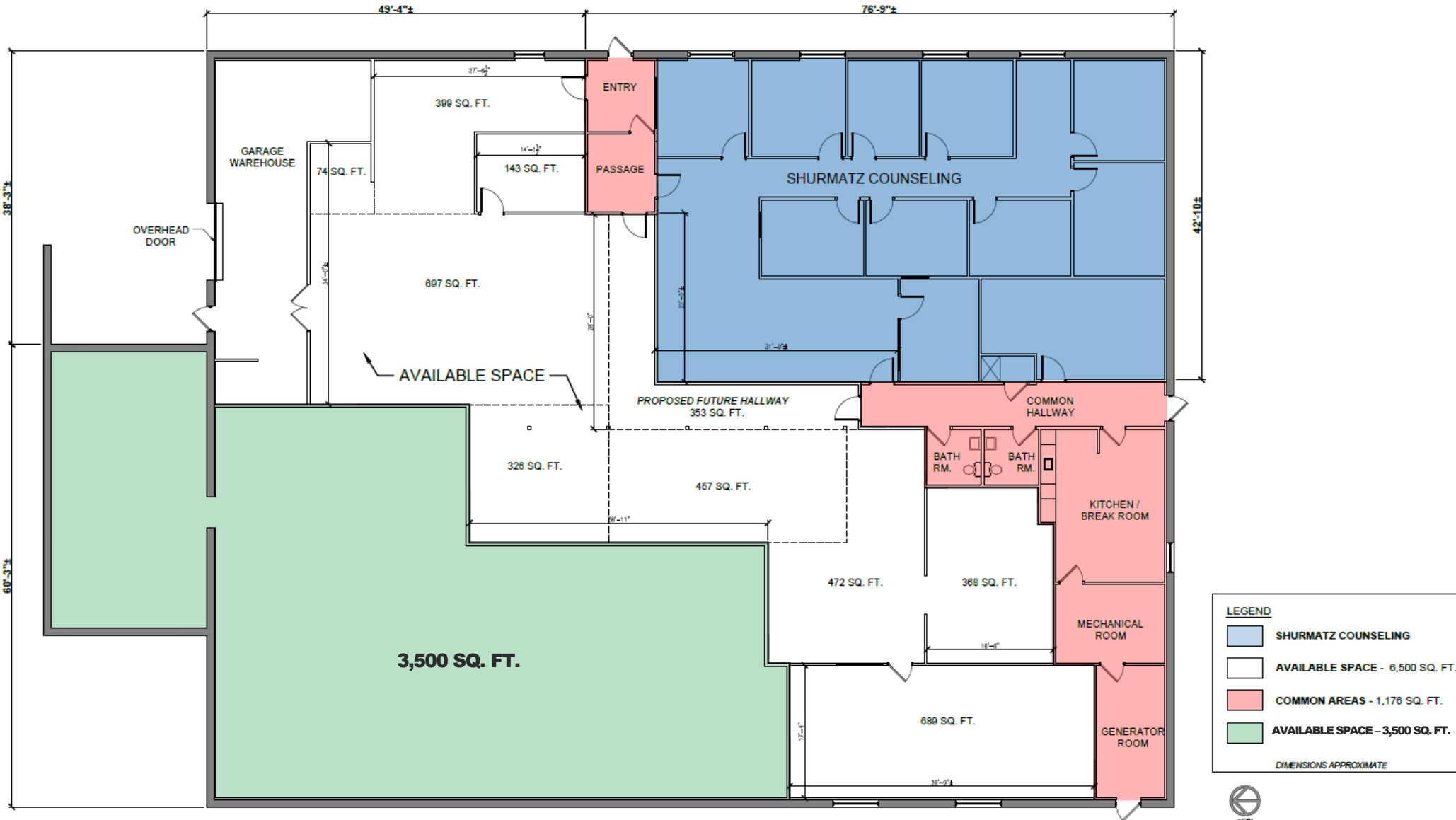


### EXCLUSIVE CONTACT

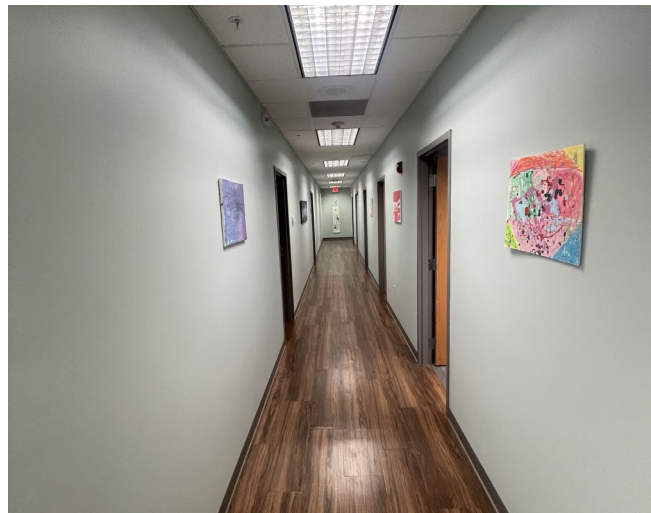
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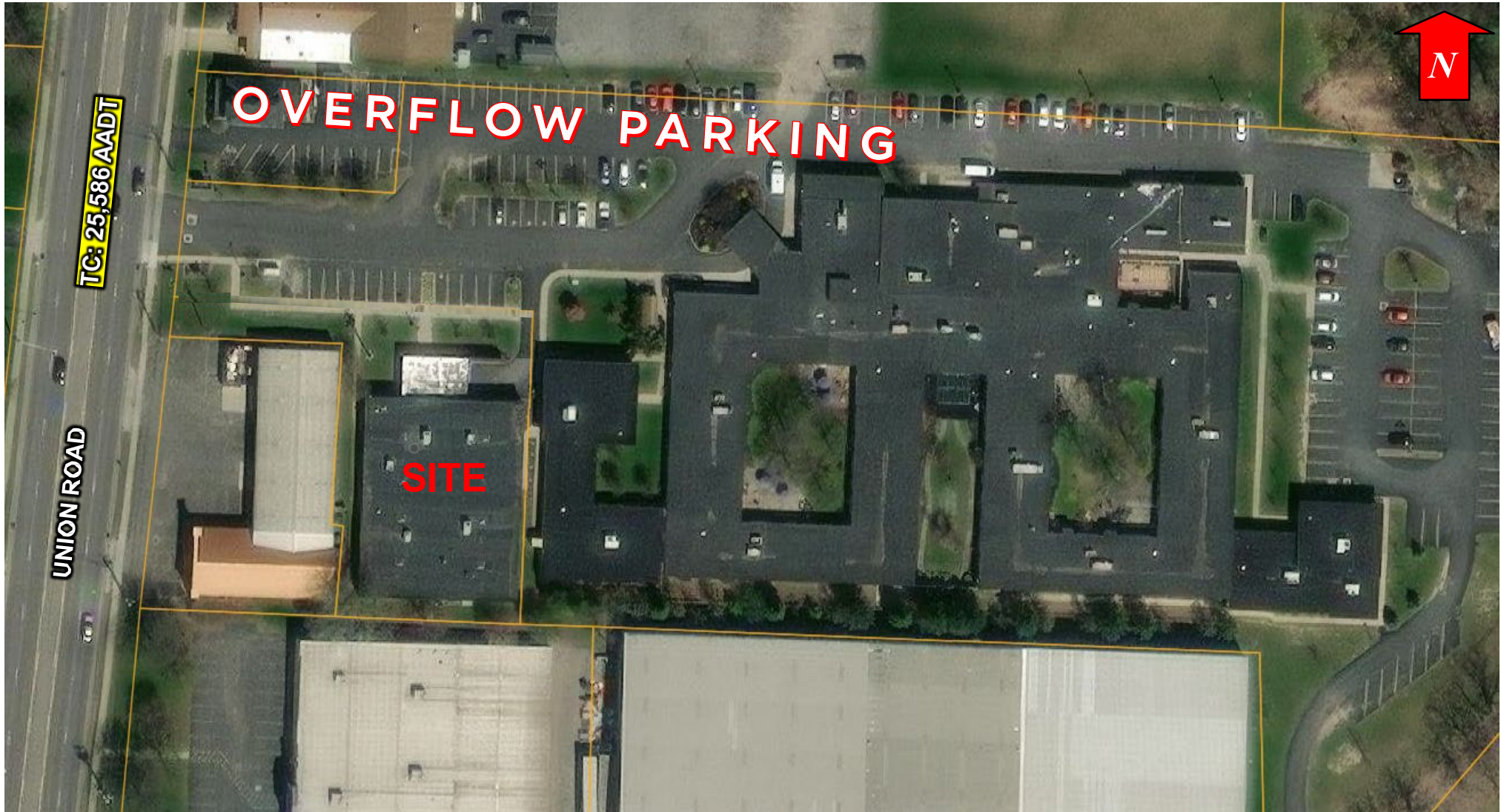
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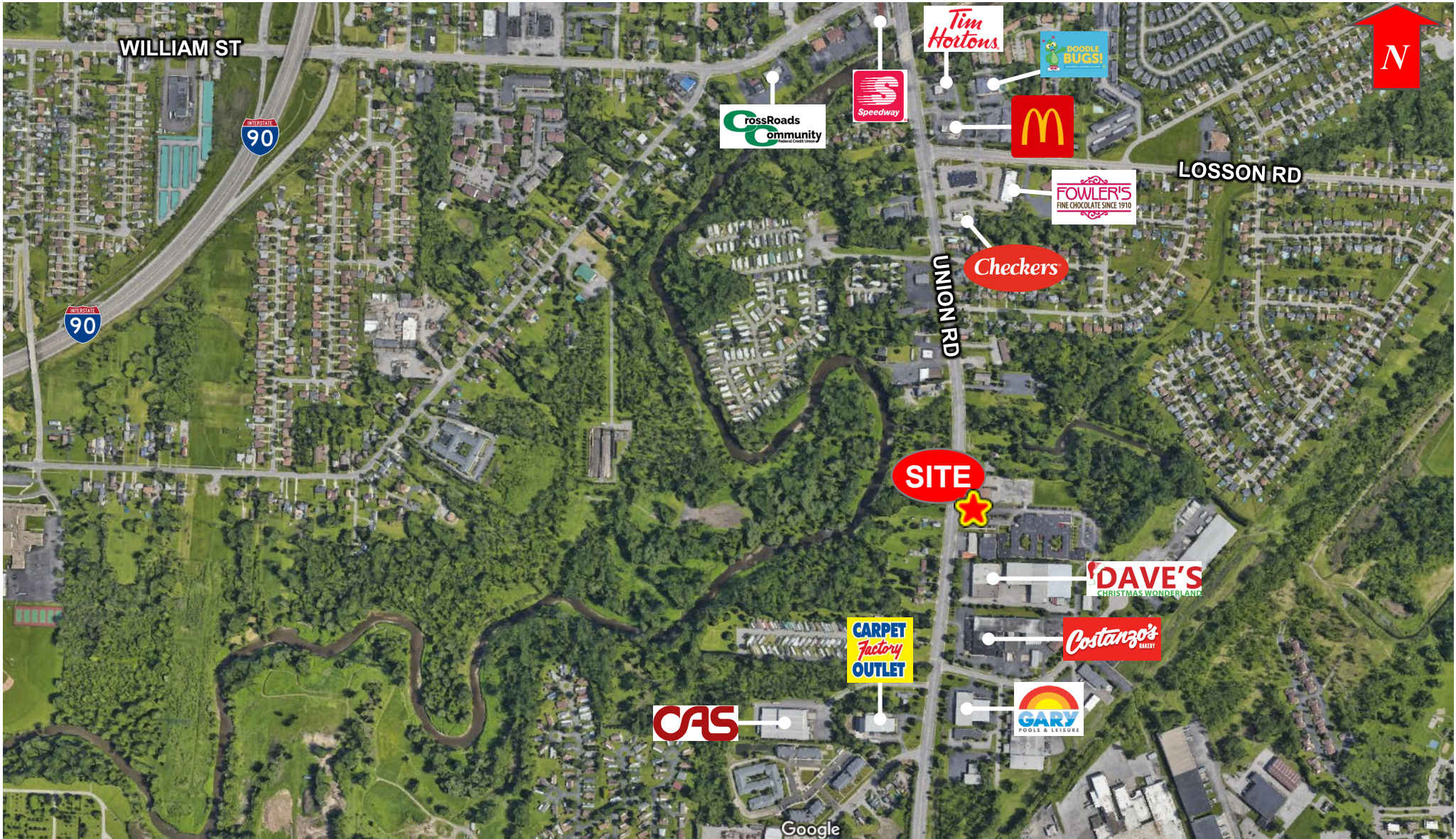
Floor Plan



**Property Photos**



Aerial



Location Overview