

FOR SALE OR LEASE

960 French Road

Cheektowaga, NY 14227



Cheektowaga Industrial/Retail



56,820± SF Industrial/Retail Opportunity

Property Highlights

- 56,820 SF property on 5.7 acres
- 37,000 SF first floor space and 19,820 SF mezzanine
- 4,000 SF 20'-25' clear warehouse
- Remainder of the building is 11.5'-13.5' clear height
- Five (5) truck docks and two (2) grade doors
- 1,500 SF house on-site is also included
- Excellent location surrounded by prominent industrial and retail tenants
- Ideal for: contractors, retailers requiring large showrooms, building supply sales, wholesale pallet liquidators

Building Features

Building Size	56,820± Sq. Ft.
Lot Size	5.7± Acres
Zoning	Commercial (C)

Demographics	1 Mile	3 Miles	5 Miles
Population	12,393	56,863	177,361
Average H.H. Income	\$98,340	\$98,371	\$94,997

Source: ESRI Business Analyst 2024

Contact

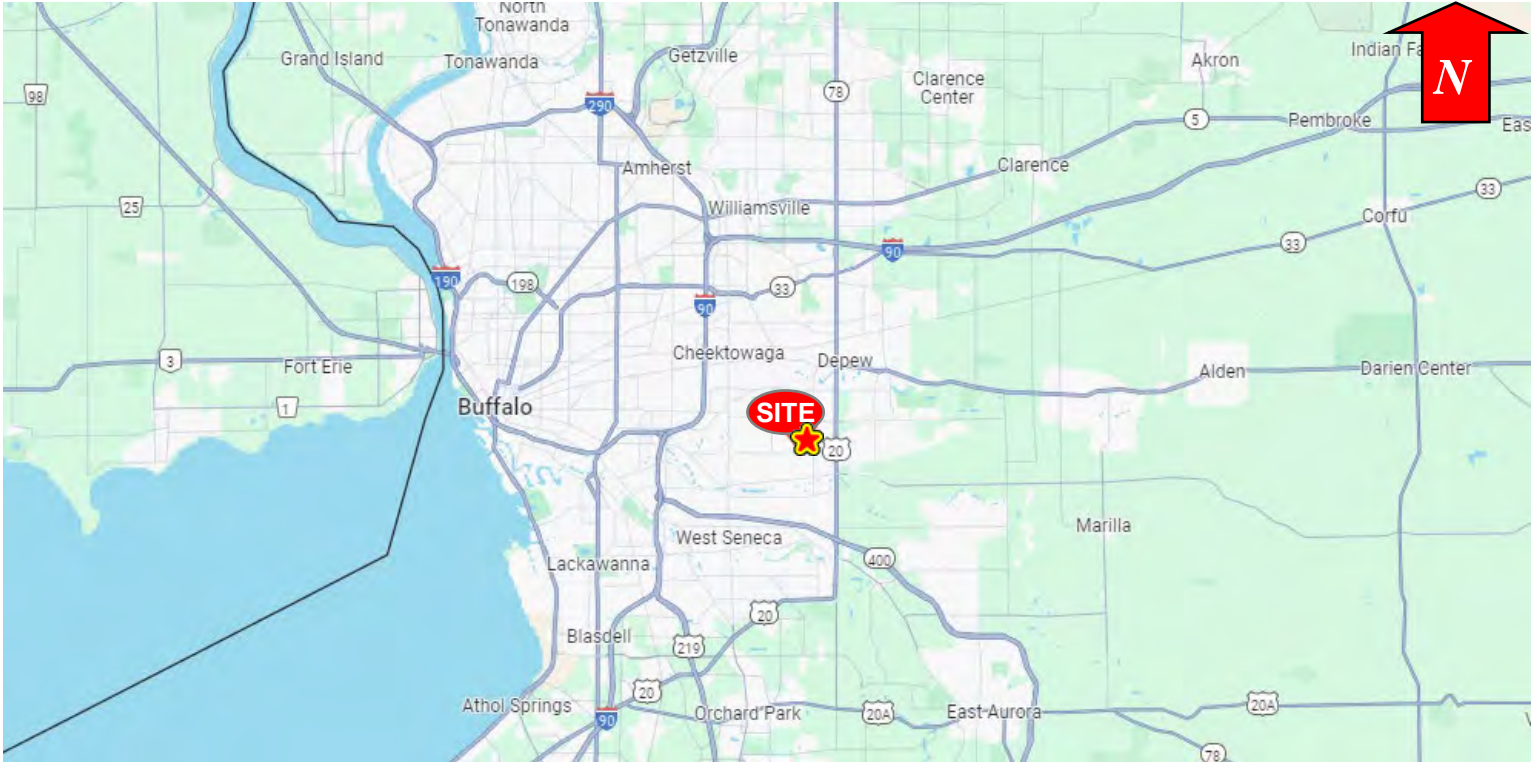
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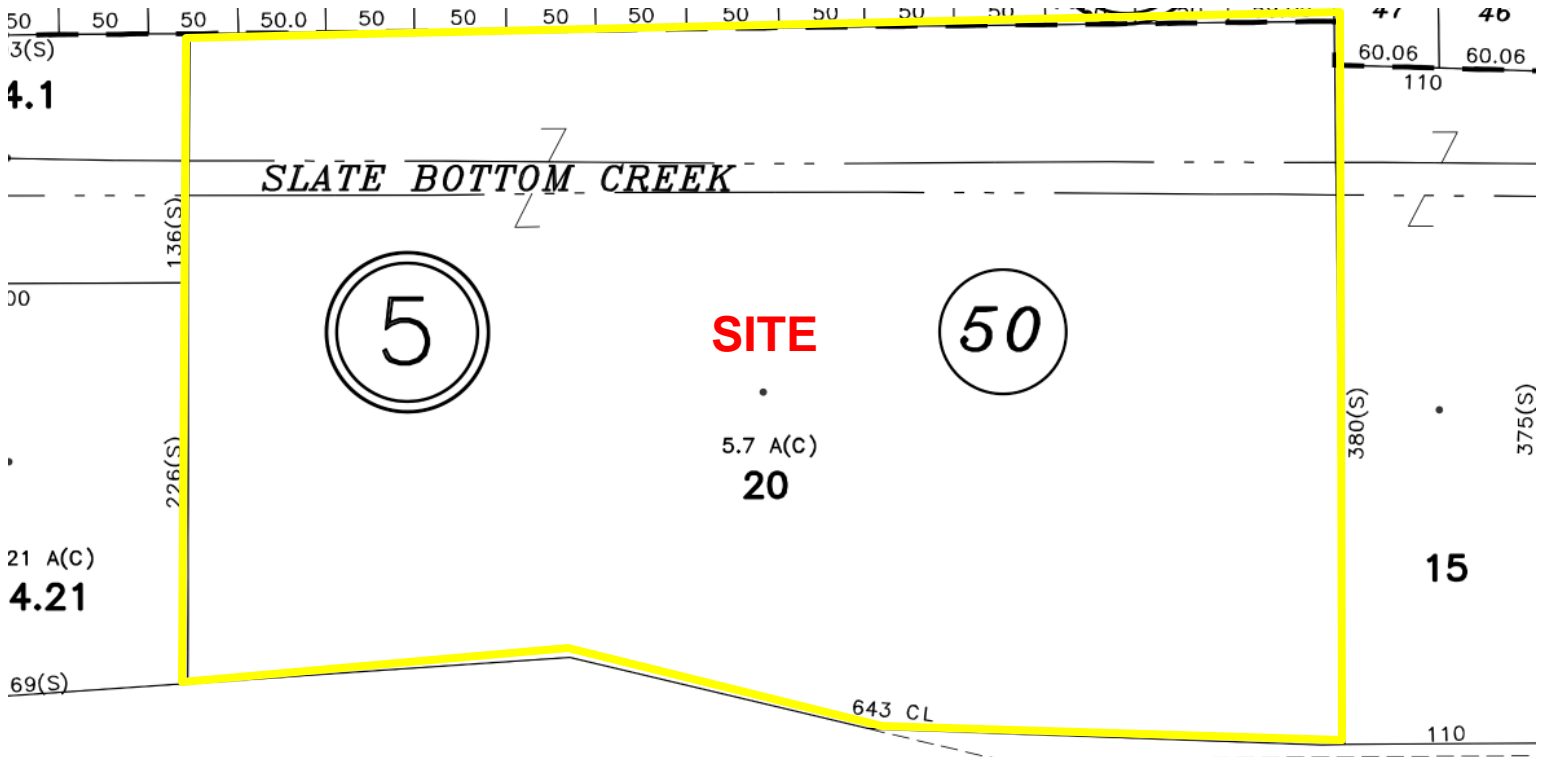
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Location Map



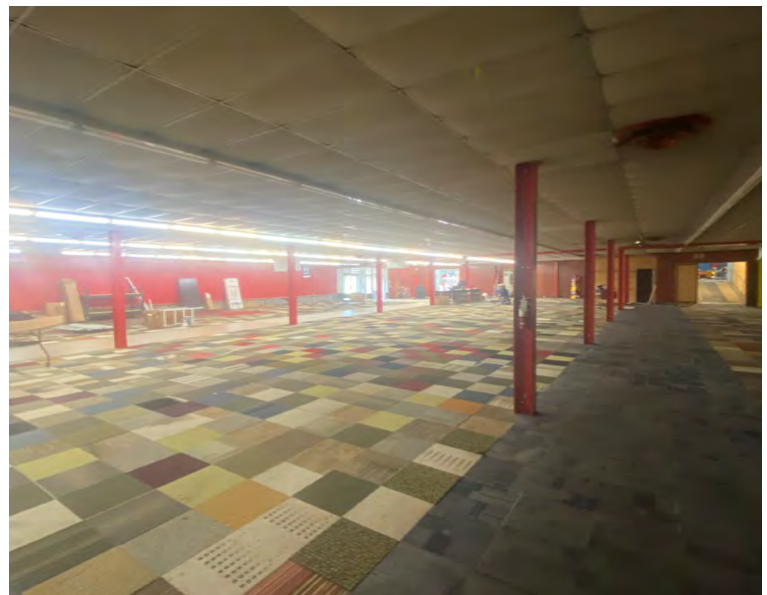
Tax Map

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Aerial Overview



Interior Photos