

100 McKesson Pkwy. Cheektowaga, New York 14225

Six (6) acre multifamily development site allowing up to 340 units (per approved rezoning application) adjacent to the Walden Galleria, the largest indoor shopping mall in the Buffalo-Niagara Falls MSA. The property is situated among a busy retail corridor and densely populated neighborhoods of single family homes in Cheektowaga, a first ring suburb of Buffalo.

Property Highlights

- + 6.08 AC site among two adjoining parcels
- + (RA) Apartment District zoning allowing up to 340 units
- + Full utilities to the site: natural gas, electric, sewer, and water
- + 50+ units/acre offers lower costs on civil infrastructure vs comparable suburban locations offering less density
- + Central suburban location with easy access to grocery stores, national and regional retailers, restaurants, and highways
- + 15 min. drive to downtown Buffalo and Peace Bridge to Canada



Area Demographics	1 mi.	3 mi.	5 mi.
Total Population	8,708	103,110	305,720
Households	3,895	45,242	131,167
Average Household Income	\$83,156	\$77,555	\$84,245
Median Household Income	\$63,917	\$59,746	\$60,317
Housing Units	4,082	48,946	144,147
Occupied Housing Units	3,895 (95.4%)	45,242 (92.4%)	131,167 (90.8%)
Renter Occupied Housing Units	1,206 (29.5%)	17,495 (35.7%)	55,224 (38.2%)

About Buffalo

With a population of 278,349 according to the 2020 census, Buffalo is the 78th-largest city in the United States. The city and nearby Niagara Falls together make up the two-county Buffalo–Niagara Falls Metropolitan Statistical Area (MSA), which had an estimated population of 1.1 million in 2020, making it the 49th largest MSA in the United States. Buffalo is in Western New York, which is the largest population and economic center between Boston and Cleveland.

Culture

Buffalo was ranked the seventh-best city in the United States to visit in 2021 by Travel + Leisure, which noted the growth and potential of the city's cultural institutions. The region boasts a vibrant arts scene with numerous live music and theatre venues, art galleries such as the Buffalo AKG Art Museum which recently completed a \$230-million expansion project, seven structures designed by Frank Lloyd Wright, as well as nearly 20 museums throughout the city.

Sports & Recreation

Buffalo has two major professional sports teams: the Buffalo Sabres (NHL) and the Buffalo Bills (NFL). The Bills, the only NFL team based in the state, were a founding member of the American Football League in 1960. The Sabres have called downtown Buffalo home since 1970. The city is also home to the Buffalo Bisons (AAA affiliate of the Toronto Blue Jays), the Buffalo Bandits (NLL), and numerous teams competing at various levels of collegiate athletics. The city is also home to 850 acres of parks, parkways, and circles designed by Frederick Law Olmsted, America's first and greatest landscape architect.

Education

Colleges and universities within a 20-minute drive of the site include: University at Buffalo (30,380 students), Buffalo State University (6,405 students), D'Youville University (3,000 students), Daemen University (2,625 students), Canisius University (2,492 students), Trocaire College (1,100 students), SUNY Erie (5,059 students), and Bryant & Stratton College.



Site Highlights

- + Cheektowaga-Maryvale Union Free School District - Top 10 School District in the Buffalo area according to Niche.com
- + 1.3 mi. to I-90/NYS Thruway (Exit 52) and Rt. 33
- + 2 mi. to Buffalo Niagara International Airport
- + 15 min. drive to downtown Buffalo and Peace Bridge to Canada

STORMWATER MANAGEMENT STRATEGY:

DIRECT RUNOFF FROM UPPER ROOF OF BUILDINGS A & B TO GREEN ROOF ON TOP OF PARKING PODIUM

TOTAL UPPER ROOF AREA = 48,860 SF
- THIS WOULD EASILY MEET THE REQUIRED MINIMUM RUNOFF REDUCTION VOLUME (RRV) OF 31,800 SF OF ROOF AREA FOR THE ENTIRE SITE

TOTAL GREEN ROOF AREA = 17,672 SF
- THIS WOULD NEED TO BE 6" THICK (4" SOIL + 2" DRAINAGE LAYER) TO HANDLE THE VOLUME OF RUNOFF FROM THE ROOF ABOVE

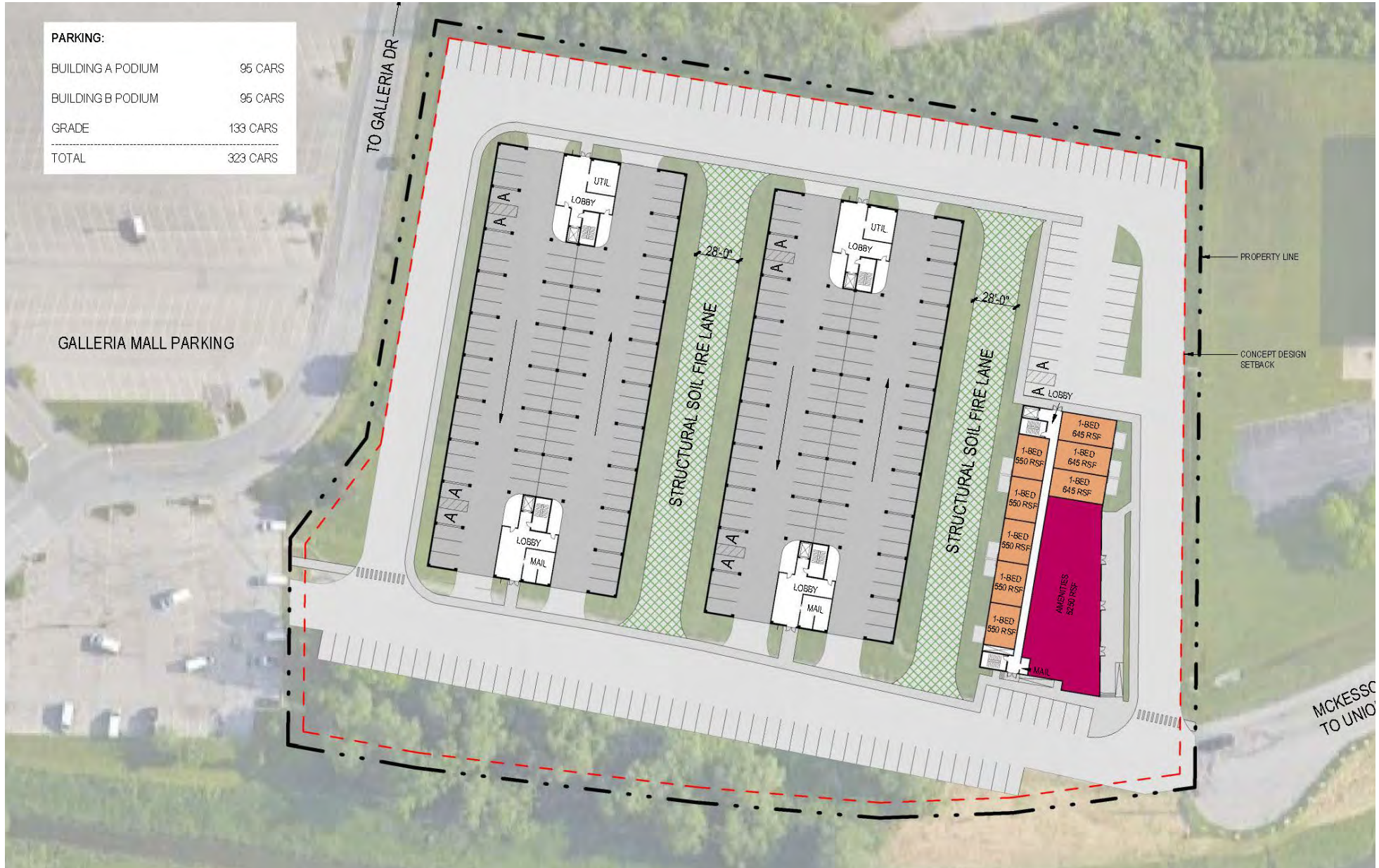
GALLERIA MALL PARKING

TO GALLERIA DR



MCKESSO
TO UNIO

PARKING:	
BUILDING A PODIUM	95 CARS
BUILDING B PODIUM	95 CARS
GRADE	133 CARS
TOTAL	323 CARS





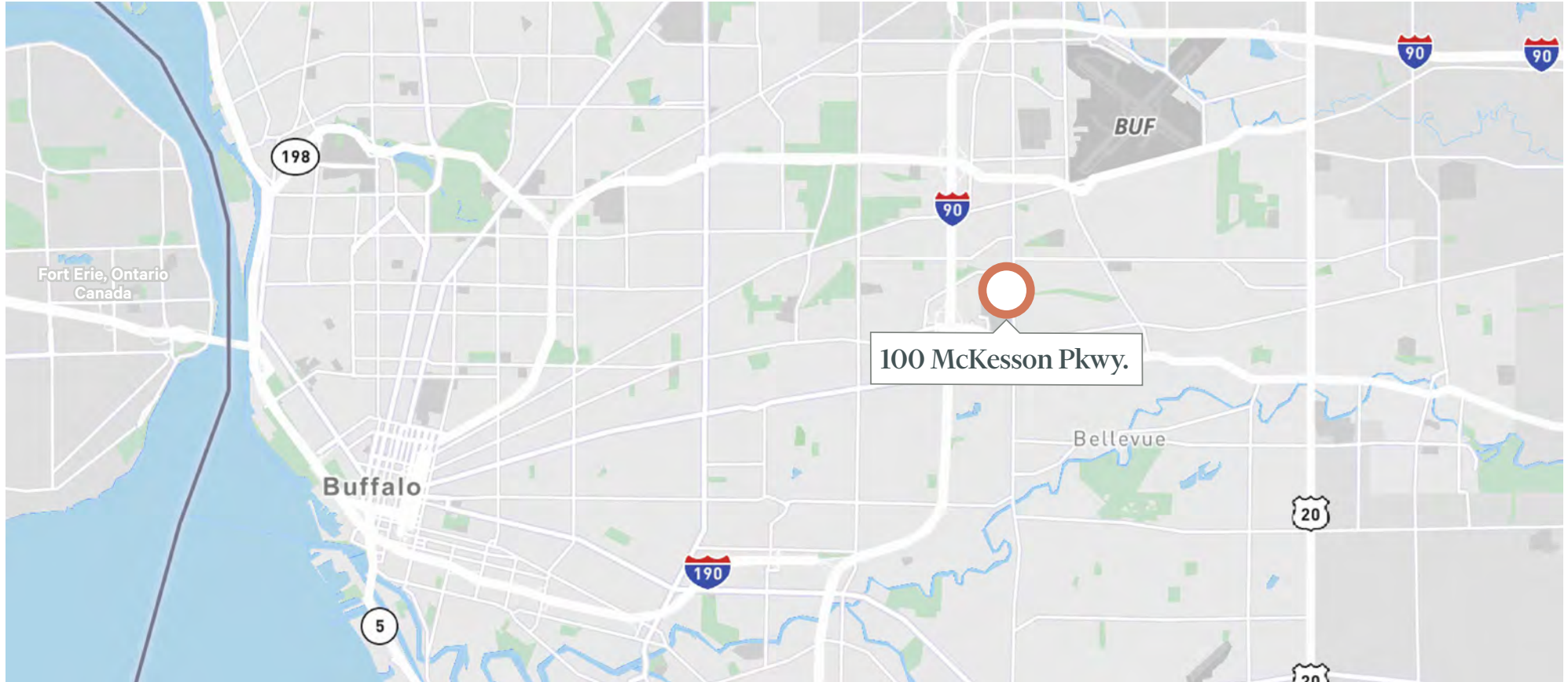
100 McKesson Parkway
Cheektowaga, New York 14225

Retail Trade Area - 1 Mile Radius



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For Sale



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