

# 33,280+/- SF Industrial/Commercial Space

2331-2335 Union Road, Cheektowaga, NY 14227



## OFFERING SUMMARY

Sale Price:	Call For Details
Lot Size:	4.92 Acres
Year Built:	1990
Building Size:	33,280 SF
Renovated:	2015
Zoning:	Light Industrial

## PROPERTY OVERVIEW

This 33,280+/- SF former Retail store/warehouse, presents a rare opportunity to acquire a large-scale, highly functional commercial/industrial asset in the Town of Cheektowaga, New York. The offering consists of two separately deeded buildings that may be acquired individually or as a package, providing flexibility for investors, developers, and owner-users seeking scale, functionality, and future upside. The front building, located at 2331 Union Road, contains approximately 33,280 +/- SF and was originally constructed in 1992. The property features a highly adaptable layout consisting of a blend of retail and warehouse space with strong frontage along Union Road. The building is situated on approximately 2.0 +/- acres with 294 feet of frontage and is supported by approximately 52 on-site parking spaces, allowing for convenient customer access and strong retail usability. Constructed with split block, steel, and masonry framing, the building offers clear heights ranging from approximately 14' to 18', a wet sprinkler system, and three overhead doors (two 10' and one 8') to support a variety of operational uses. Recent improvements include a newer roof (age to be confirmed) and two newly replaced air conditioning units in 2025. The flexibility of the layout allows for conversion to full retail, warehouse, office, medical, or flex space depending on user demand.



**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

## PROPERTY SUMMARY

33,280+/- SF Industrial/Commercial Space  
2331-2335 Union Road, Cheektowaga, NY 14227



### LOCATION DESCRIPTION

Strategically located on Union Road (NYS Route 277) in Cheektowaga, this property sits along one of Western New York's busiest commercial corridors, connecting key retail, industrial, and residential areas throughout the Buffalo metro. Traffic volumes range from approximately 25,000 to 44,000+ vehicles per day, with peak counts exceeding 44,000 AADT near major intersections, delivering strong visibility and consistent exposure. Nearby corridors including Broadway (Route 130) and Transit Road (Route 78) further enhance regional traffic flow and consumer draw. The site offers immediate access to major transportation routes, including Route 33 (70,000+ vehicles/day) and the New York State Thruway (I-90) (100,000+ vehicles/day), providing efficient connectivity to Downtown Buffalo, Buffalo Niagara International Airport, and Canadian border crossings. Positioned within a well-established commercial hub, the property is minutes from Walden Galleria Mall and surrounded by national retailers, restaurants, service businesses, and dense residential neighborhoods. With high-visibility frontage, strong traffic counts, and excellent highway access, 2331 & 2335 Union Road is ideally suited for industrial use, retail exposure, redevelopment, or long-term investment in one of Buffalo's most active commercial corridors.

### PROPERTY HIGHLIGHTS

- 33,280+/-SF Total Commercial / Industrial Space
- 4.92+/- Acres with 5.35+/- Acres of Additional Development Land Available

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	179	876	4,490
Total Population	347	1,803	8,878
Average HH Income	\$66,218	\$69,879	\$70,245

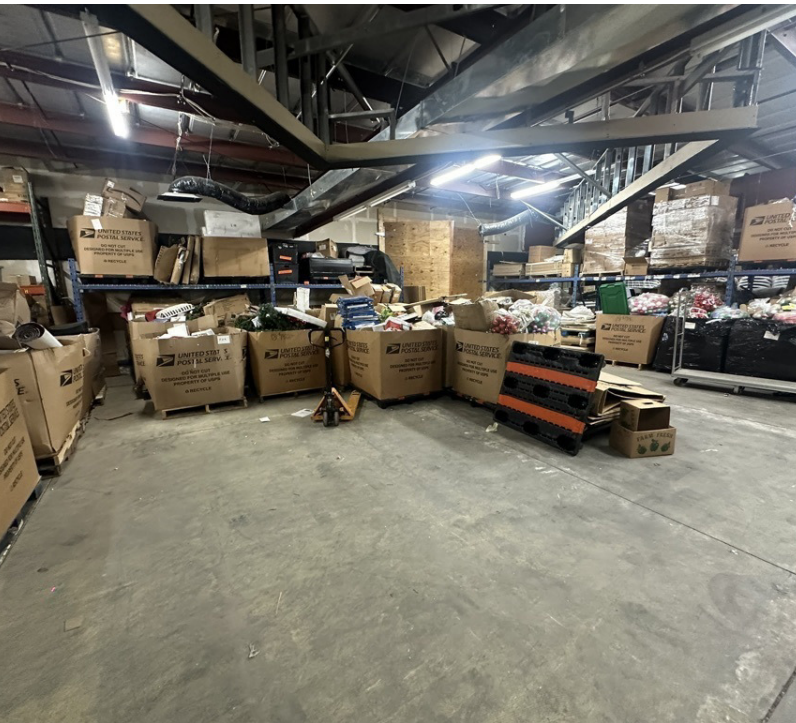


**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

ADDITIONAL PHOTOS

33,280+ / SF Industrial/Commercial Space  
2331-2335 Union Road, Cheektowaga, NY 14227



**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

ADDITIONAL PHOTOS

33,280+ / SF Industrial/Commercial Space  
2331-2335 Union Road, Cheektowaga, NY 14227



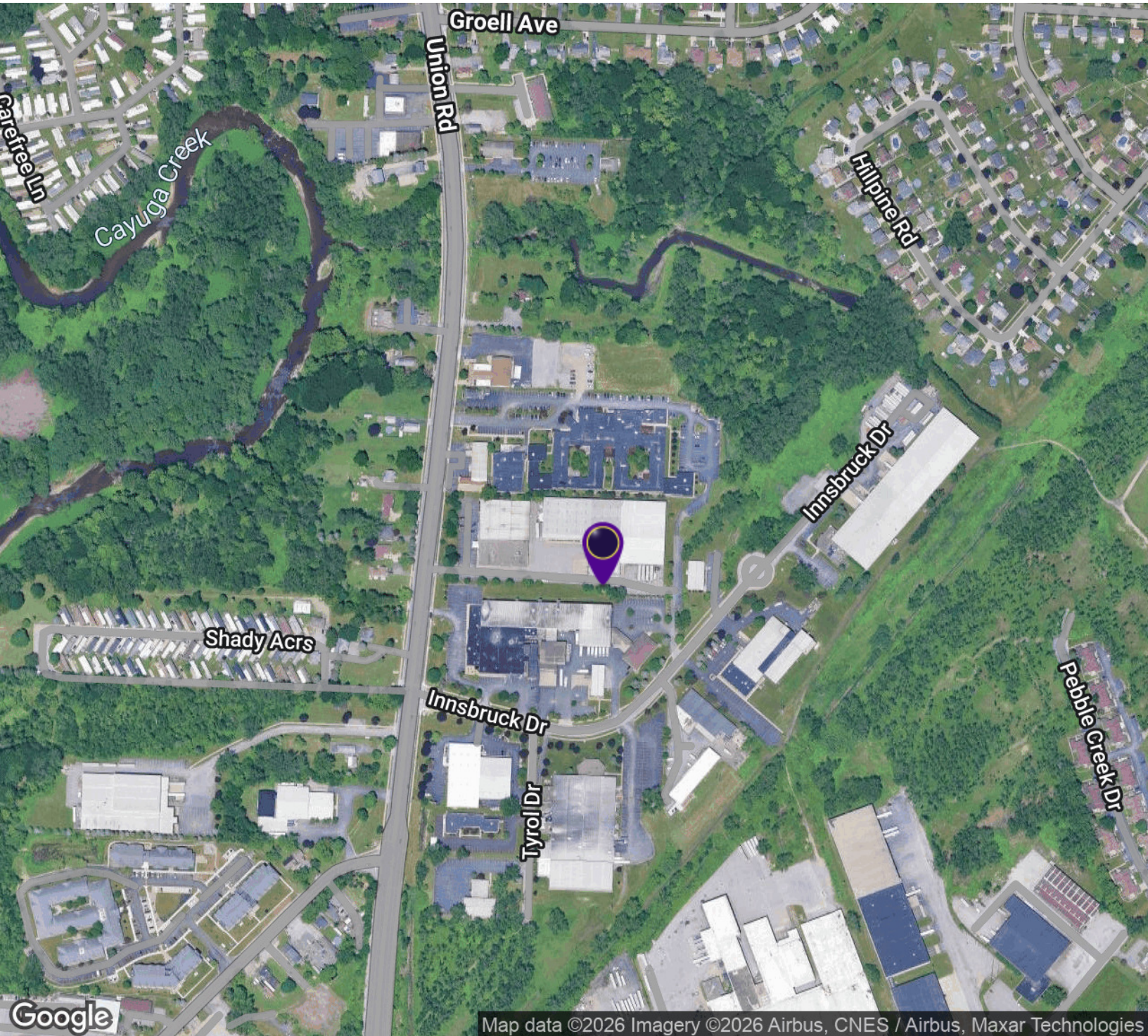
**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

LOCATION MAP

33,280+ / SF Industrial/Commercial Space

2331-2335 Union Road, Cheektowaga, NY 14227



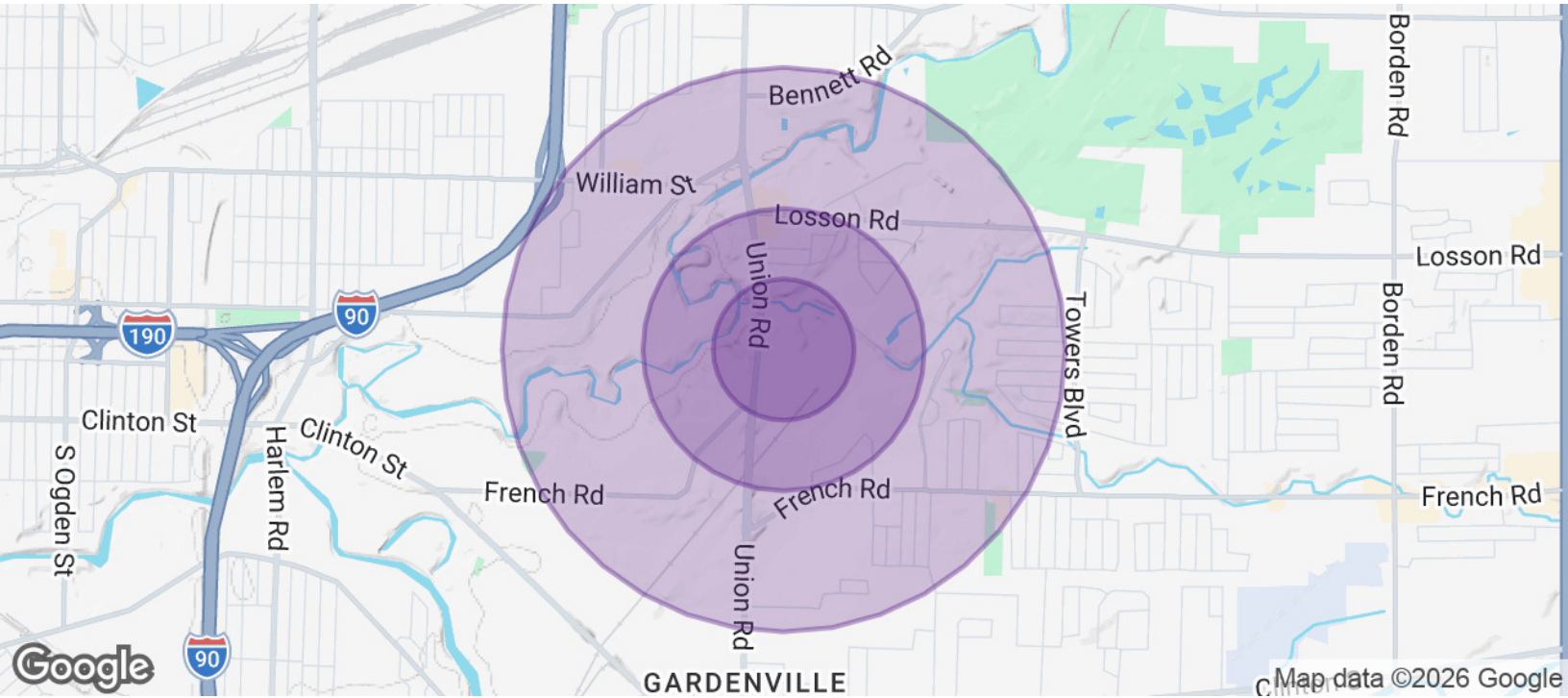
Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies



**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

33,280+/- SF Industrial/Commercial Space  
 2331-2335 Union Road, Cheektowaga, NY 14227



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	347	1,803	8,878
Average Age	62.5	49.3	49.3
Average Age (Male)	59.8	48.7	47.5
Average Age (Female)	65.1	50.3	50.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	179	876	4,490
# of Persons per HH	1.9	2.1	2.0
Average HH Income	\$66,218	\$69,879	\$70,245
Average House Value	\$199,940	\$195,061	\$206,072

2023 American Community Survey (ACS)



**RICK RECCKIO**  
 716.998.4422  
 rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
 Williamsville, NY 14221  
 (O) 716.631.5555 // (F) 716.632.6666  
 www.recckio.com