



# UNION CONSUMER SQUARE

*Leasing Overview*

3733-3735 UNION ROAD,  
CHEEKTOWAGA, NY

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# PROPERTY OVERVIEW



Union Consumer Square is a premier open-air retail destination anchored by Sam's Club, strategically located in Cheektowaga, NY, within the vibrant Buffalo MSA. This high-traffic center features a dynamic blend of national, regional, and local retailers, including well-known names such as Ross Dress for Less, Marshalls, Ulta Beauty, and LA Fitness—creating a compelling and diverse shopping experience that drives consistent consumer engagement.





## Super-Regional Retail Destination

Highly visible location within the heart of Cheektowaga, Greater Buffalo's premier big box retail destination.

Situated directly across from Walden Galleria mall, which is one of the top 20% most-visited super regional malls in the United States with 8.6 million visitors in the last 12 months, according to [Placer.ai](#).



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	8,981	91,307	289,588
Median HH Income	\$66,230	\$63,871	\$67,126
Households	4,116	41,425	126,237
Employees	12,776	43,383	119,978



**32,647**  
Vehicles Per Day



**289,000**  
People within 5 miles

# SITE PLAN



TENANT ROSTER	SF	UNIT
Fun City Adventure Park	54,804	A
LA Fitness	37,000	B
Sam's Club	137,742	C
Ming 99 Cent City	8,135	D
Ross	29,505	E
Ulta	10,608	F
Marshalls	32,000	G
Di Lusso Salon & Spa	1,000	H
Puff City Smoke Shop	1,491	I
Sally Beauty	1,658	J
Painting with a Twist <sup>2</sup>	2,995	K
Abbas Apparel	2,470	L
Sam's Auto Center	1,973	M
Pet Supplies Plus	9,300	N
Mattress Firm <sup>3</sup>	9,980	O
Kirkland's Home	8,000	P
Great Clips	1,500	Q
Waikiki Poke & Grill	1,782	R
Available	8,500	S
Available	5,000	T
Nail Salon	4,000	U
Available	3,177	V
Occupied	2,255	W
Occupied	2,773	X
Occupied	7,500	Y



*Future re-positioning up to 28,000sf*



# FUTURE REPOSITIONING







*Thank you!*

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